

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **SPRING STEVENSON AND LIAM DEAN**, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer, regarding the rental premises at **YELLOWKNIFE, NT.**

BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

SPRING STEVENSON AND LIAM DEAN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of four hundred seventy four dollars (\$474.00).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of September, 2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **SPRING STEVENSON AND LIAM DEAN**, Respondents.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

SPRING STEVENSON AND LIAM DEAN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: September 2, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Talib Rasheed, representing the applicant

Date of Decision: September 2, 2003

REASONS FOR DECISION

The respondents were substitutionally served at the address they provided to the landlord but failed to appear at the hearing. The hearing was held in their absence.

The applicant testified that the tenancy agreement between the parties was terminated on or about July 28, 2003 when the respondents vacated the rental premises. The applicant completed a statement of security deposit. He testified that it had been sent to the respondents at the forwarding address they had provided to him. The applicant deducted cleaning and repair costs in the amount of \$625 and rent arrears in the amount of \$1175 from the deposit and accrued interest, leaving a balance owing to the landlord of \$474. The applicant sought an order for that amount.

The statement appears to be in order. Deducting the repair and cleaning costs first from the deposit, I find remaining rent arrears in the amount of \$474. An order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$474.

Hal Logsdon
Rental Officer