

IN THE MATTER between **401708 ALBERTA INC. O/A RANGE LAKE MANORS**,
Applicant, and **BLAIR CANNIFF AND MYNA MANIPIK**, 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:

401708 ALBERTA INC. O/A RANGE LAKE MANORS

Applicant/Landlord

- and -

BLAIR CANNIFF AND MYNA MANIPIK

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 three thousand two hundred forty five dollars (\$3245.00).

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of October,
2003.

Hal Logsdon
Rental Officer

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-and-

BLAIR CANNIFF AND MYNA MANIPIK

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: **October 14, 2003**

Place of the Hearing: **Yellowknife, NT**

Appearances at Hearing: **Marion Peddle, representing the applicant**

Date of Decision: **October 14, 2003**

REASONS FOR DECISION

The respondents were served with Notices of Attendance on October 4, 2003 but failed to appear at the hearing. The hearing was held in their absence.

The applicant stated that the tenancy agreement was terminated on or about September 30, 2003 when the respondents vacated the rental premises. The applicant alleged that the respondents had failed to pay the full amount of rent and failed to leave the premises in a clean condition.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$3245. The applicant testified that the suite required cleaning, including cleaning of the carpet and sought compensation in the amount of \$321.65.

The applicant stated that they held a security deposit sufficient to pay for the cleaning costs but had not issued a statement of the security deposit. I remind the applicant of their obligation pursuant to section 18 of the *Residential Tenancies Act* to issue such a statement within ten days of the termination of the tenancy.

I find the respondents breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$3245. An order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$3245. After applying the deposit to the cleaning charges, the landlord may apply any balance to the satisfaction of this order.

Hal Logsdon
Rental Officer