

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **BRUCE RINES AND SHEEPA QAQQASIQ**, 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 -

BRUCE RINES AND SHEEPA QAQQASIQ

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 one thousand four hundred sixty one dollars (\$1461.00).

DATED at the City of Yellowknife, in the Northwest Territories this 26th day of September, 2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **BRUCE RINES AND SHEEPA QAQQASIQ**, 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-

BRUCE RINES AND SHEEPA QAQQASIQ

Respondent/Tenants

REASONS FOR DECISION

Date of the Hearing: September 24, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Talib Rasheed, representing the applicant

Date of Decision: September 24, 2003

REASONS FOR DECISION

The respondents were served with Notices of Attendance on September 5, 2003 but failed to appear at the hearing. The hearing was held in their absence.

The applicant indicated that the respondents vacated the rental premises on September 20, 2003. The applicant retained the security deposit, applying it against repairs of damages, cleaning and rent arrears. The applicant submitted a statement of the security deposit which itemized the deductions and indicated a balance of rent arrears due to the landlord in the amount of \$1461.

The applicant indicated that the respondents had vacated the premises without providing a forwarding address. In my opinion, the applicant has complied with section 18 of the *Residential Tenancies Act* to the extent possible. The statement of security deposit appears to be in order. Applying the security deposit first to repairs and cleaning, I find rent arrears owing to the landlord in the amount of \$1461.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1461.

Hal Logsdon
Rental Officer