

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **LUC LAMASSE AND HEATHER ADJUN**, 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:

YWCA OF YELLOWKNIFE

Applicant/Landlord

- and -

LUC LAMASSE AND HEATHER ADJUN

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 rental arrears in the amount of eight hundred fifty eight dollars and forty nine cents (\$858.49).

DATED at the City of Yellowknife in the Northwest Territories this 19th day of February 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **LUC LAMASSE AND HEATHER ADJUN**, Respondents.

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

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BETWEEN:

YWCA OF YELLOWKNIFE

Applicant/Landlord

-and-

LUC LAMASSE AND HEATHER ADJUN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 11, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Kate Wilson, representing the applicant
Luc Lamasse, respondent

Date of Decision: February 11, 2004

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on May 13, 2003 when the respondents vacated the rental premises. The applicant retained the security deposit and completed a statement of the deposit, demanding an additional \$878.49 from the respondents representing rental arrears. The applicant testified that the respondents made one payment of \$20 since the statement was issued bringing the balance owing to \$858.49.

The respondents did not dispute the allegations.

Although the six month period for the filing of an application has expired, the applicant had reasonable expectations that the matter could be resolved without resort to legal action. In the circumstances I do not feel it is unfair to extend the time period and determine the matter.

I find the statement in order and find rental arrears in the amount of \$858.49. An order shall issue requiring the respondents to pay the applicant rental arrears in the amount of \$858.49

Hal Logsdon
Rental Officer