

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **ROY SANGRIS AND MINA MOSES**, 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 -

ROY SANGRIS AND MINA MOSES

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 five hundred twenty four dollars and sixty eight cents (\$3524.68).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of May, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **ROY SANGRIS AND MINA MOSES**, 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:

YWCA OF YELLOWKNIFE

Applicant/Landlord

-and-

ROY SANGRIS AND MINA MOSES

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: May 5, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Kate Wilson, representing the applicant
Roy Sangris, respondent

Date of Decision: May 5, 2005

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on November 1, 2004 when the respondents vacated the premises. The applicant retained the security deposit of \$1000 and accrued interest of \$29.32. The applicant now seeks rent arrears in excess of the security deposit in the amount of \$3524.68.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$4584. The applicant testified that since the application was filed, one payment of \$30 had been received from the respondents.

The respondent did not dispute the allegations.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$3524.68 calculated as follows:

Security deposit	\$1000.00
Interest	29.32
Rent arrears	(4584.00)
Payment - April 29/05	<u>30.00</u>
Amount due applicant	\$3524.68

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$3524.68.

Hal Logsdon
Rental Officer