

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **MEAGAN BOYD**, Respondent;

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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

MEAGAN BOYD

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand eight hundred ninety three dollars and one cent (\$1893.01).

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

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

MEAGAN BOYD

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 5, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant

Date of Decision: May 5, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on April 21, 2005 but failed to appear at the hearing. The hearing was held in her absence.

The tenancy agreement between the parties was terminated on February 28, 2005 when the respondent vacated the premises. The applicant retained the security deposit and accrued interest and now seeks an order requiring rent arrears in excess of the deposit. The applicant provided a statement of the security deposit and a statement of the rent account in evidence. The security deposit statement indicates a balance owing to the applicant in the amount of \$1893.01 after deductions of cleaning costs and rent arrears.

I find the statements in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$1893.01. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1893.01.

Hal Logsdon
Rental Officer