

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **CHRISTINA KOROTSAZ**, 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 -

CHRISTINA KOROTSAZ

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 six hundred twenty dollars (\$1620.00).

DATED at the City of Yellowknife, in the Northwest Territories this 5th day of August, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **CHRISTINA KOROTSAZ**, Respondent.

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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

CHRISTINA KOROTSAZ

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 2, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Krista Cooper, representing the applicant

Date of Decision: August 2, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant stated that the respondent vacated the premises on July 31, 2005. The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears. The applicant provided a statement of the rent account which indicated an outstanding balance of rent in the amount of \$1620.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$1620. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1620.

The applicant holds a security deposit. After deducting any repair costs from the deposit, any remainder shall be applied to the satisfaction of this order and a statement sent to the respondent.

Hal Logsdon
Rental Officer