

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **COYOTE'S BAR AND GRILL AND ED BUT**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

- and -

COYOTE'S BAR AND GRILL AND ED BUT

Respondents/Tenants

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 two hundred fifty seven dollars and eighty five cents (\$257.85).

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of
February, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **COYOTE'S BAR AND GRILL AND ED BUT**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

-and-

COYOTE'S BAR AND GRILL AND ED BUT

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 7, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trudy Spence, representing the applicant

Date of Decision: February 7, 2006

REASONS FOR DECISION

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

The respondent vacated the rental premises on December 31, 2005. The applicant retained the security deposit and accrued interest of \$1254.95 and completed a statement of the deposit and deductions. The applicant deducted \$321 for cleaning, \$66.80 for locksmith charges and rent arrears of \$1125 which included a \$25 NSF fee, resulting in a balance owing to the applicant in the amount of \$257.85.

The applicant stated that the rent payment for November, 2005 remained outstanding after the respondent's cheque failed to clear the bank. The monthly rent for the premises was \$1100.

I find the statement in order. Deducting the cleaning costs from the deposit first, I find rent arrears in the amount of \$257.85. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$257.85.

Hal Logsdon
Rental Officer