

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **THERESA JEWELL**, 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 -

**THERESA JEWELL**

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 nine hundred seventeen dollars and thirteen cents (\$1917.13).

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of April, 2006.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

-and-

**THERESA JEWELL**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** March 21, 2006

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Krista Cooper, representing the applicant

**Date of Decision:** March 21, 2006

**REASONS FOR DECISION**

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

The tenancy agreement between the parties was terminated on January 31, 2006 when the respondent vacated the premises. The applicant retained the security deposit and issued a statement of the deposit showing deductions for general cleaning, carpet cleaning and rent arrears. The applicant provided a copy of the statement in evidence which indicated a balance owing to the applicant in the amount of \$1917.13.

I find the statement in order. Applying the security deposit and accrued interest first to cleaning, I find remaining rent arrears in the amount of \$1917.13 calculated as follows:

Security deposit	\$925.00
Interest	56.53
Cleaning	(497.55)
Rent arrears	<u>(2401.11)</u>
Amount due applicant	\$1917.13

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1917.13.

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Hal Logsdon  
Rental Officer