

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **MAVIS MOOSENOSE**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

MAVIS MOOSENOSE

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 five hundred six dollars and eighty nine cents (\$506.89).

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of June, 2006.

Hal Logsdon
Rental Officer

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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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

MAVIS MOOSENOSE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 13, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: David Beckwith, representing the applicant

Date of Decision: June 13, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance mailed 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 or about May 31, 2006 when the respondent vacated the premises. The applicant retained the security deposit and accrued interest of \$1053.11 and issued a statement of the security deposit in accordance with section 18(3) of the *Residential Tenancies Act*.

The security deposit statement indicates that deductions were made for cleaning (\$215.00), wall painting (\$200.00), carpet burns (\$50.00), the replacement of an entrance key (\$45.00) and rent arrears (\$1050.00), resulting in a balance owing to the applicant in the amount of \$506.89. The applicant sought an order requiring the respondent to pay that amount.

The applicant stated that the painting was necessary because the respondent had painted some walls a maroon colour without the permission of the landlord. The applicant stated that no rent had been paid in May, 2006.

I find the security deposit statement in order. Applying the security deposit and interest first to the cleaning and repair costs, I find rent arrears in the amount of \$506.89. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$506.89.

Hal Logsdon
Rental Officer