

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **VINKO STRABUK AND IRENA MOREVA**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

VINKO STRABUK AND IRENA MOREVA

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand two hundred eighty nine dollars and ninety six cents (\$1289.96).

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of August,
2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **VINKO STRABUK AND IRENA MOREVA**, Respondents.

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R-5 (the "Act");

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

VINKO STRABUK AND IRENA MOREVA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: August 8, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Krista Cooper, representing the applicant

Date of Decision: August 8, 2006

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail to their last known address. The respondents failed to appear at the hearing and the hearing was held in their absence.

The tenancy agreement between the parties was terminated on or about June 6, 2006 when the respondents vacated the premises. The applicant completed a statement of the security deposit in accordance with section 18 of the *Residential Tenancies Act*, applying the security deposit and accrued interest against rent arrears. The applicant provided a copy of the security deposit statement in evidence which indicated a balance of rent arrears owing in the amount of \$1289.96.

The applicant testified that the rent arrears consisted of the full rent for May, 2006 (\$1300) and unpaid rent for April, 2006 (\$300).

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$1289.96 calculated as follows:

Security deposit	\$250.00
Interest on deposit	60.04
Rent arrears	<u>(1600.00)</u>
Amount owing applicant	\$1289.96

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1289.96.

Hal Logsdon
Rental Officer