

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **SANDRA EDJERICON**, 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 -

SANDRA EDJERICON

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 four hundred sixty nine dollars and fifty two cents (\$469.52).

DATED at the City of Yellowknife, in the Northwest Territories this 22nd day of September, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **SANDRA EDJERICON**, 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.

BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

SANDRA EDJERICON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 20, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Krista Cooper, representing the applicant

Date of Decision: September 20, 2006

REASONS FOR DECISION

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

The respondent vacated the premises on July 31, 2006. The applicant retained the security deposit and accrued interest and completed a statement in accordance with section 18(3) of the *Residential Tenancies Act*. A copy of the statement was provided in evidence. The statement indicates that deductions were made for general cleaning, carpet cleaning and rent arrears, leaving a balance owing to the applicant in the amount of \$469.52.

I find the statement in order. Applying the security deposit first to cleaning, I find rent arrears in the amount of \$469.52 calculated as follows:

Security deposit	\$1375.00
Interest on deposit	22.85
General cleaning	(234.50)
Carpet cleaning	(230.00)
GST	(27.87)
Rent arrears	<u>(1375.00)</u>
Amount due applicant	\$469.52

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$469.52.

Hal Logsdon
Rental Officer