

IN THE MATTER between **TSIIGEHTCHIC HOUSING ASSOCIATION**, Applicant,
and **MAVIS CLARK AND BRIAN DOKKUM**, 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 **TSIIGEHTCHIC, NT.**

BETWEEN:

TSIIGEHTCHIC HOUSING ASSOCIATION

Applicant/Landlord

- and -

MAVIS CLARK AND BRIAN DOKKUM

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent Mavis Clark shall pay the applicant rent arrears in the amount of twenty one thousand four hundred seventy four dollars and ninety five cents (\$21,474.95).

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of
November, 2006.

Hal Logsdon
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

MAVIS CLARK AND BRIAN DOKKUM

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 22, 2006

Place of the Hearing: Tsiigehtchic, NT via teleconference

Appearances at Hearing: Elaine Blake, representing the applicant (by telephone)

Date of Decision: November 22, 2006

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail which were confirmed delivered. 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 July 14, 2006 when the respondents vacated the premises. The applicant retained the security deposit and accrued interest of \$211.54. There is no evidence that a statement of the security deposit was completed by the applicant but the tenant ledger, which was provided in evidence, indicates that the security deposit and accrued interest was applied against rent arrears of \$21,686.49 resulting in a balance of rent owing in the amount of \$21,474.95.

I find the ledger in order and find rent arrears of \$21,474.95.

The application was filed naming Mavis Clark and Brian Dokkum as respondents. The applicant stated that Ms. Clark was the sole tenant and Mr. Dokkum was listed on the tenancy agreement only as an occupant. Only persons named on the tenancy agreement as tenants are responsible for rent. Therefore an order shall issue requiring Mavis Clark to pay the applicant rent arrears in the amount of \$21,474.95.

I remind the applicant of their obligation to complete security deposit statements in accordance

with section 18 of the *Residential Tenancies Act*.

Hal Logsdon
Rental Officer