

IN THE MATTER between **THE EXECUTIVE LIMITED**, Applicant, and **JANICE MCLEAN AND JOHN HOBBS**, 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:

THE EXECUTIVE LIMITED

Applicant/Landlord

- and -

JANICE MCLEAN AND JOHN HOBBS

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 two thousand seventy four dollars and twenty six cents (\$2074.26).

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of July, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **THE EXECUTIVE LIMITED**, Applicant, and **JANICE MCLEAN AND JOHN HOBBS**, 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:

THE EXECUTIVE LIMITED

Applicant/Landlord

-and-

JANICE MCLEAN AND JOHN HOBBS

Respondent/Tenants

REASONS FOR DECISION

Date of the Hearing: **July 2, 2008**

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

Appearances at Hearing: **Leilani de Guzman, representing the applicant**

Date of Decision: **July 2, 2008**

REASONS FOR DECISION

The respondents were sent Notices of Attendance by registered mail to the address of the rental premises, their last known address. The application was personally served on the respondents. The Notices of Attendance were deemed served pursuant to section 71(2) of the *Residential Tenancies Act*. 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 June 1, 2008 when the respondents vacated the premises. The applicant retained the security deposit (\$1350) and accrued interest (\$130.74) applying it against rent arrears (\$3555) leaving a balance owing to the applicant of \$2074.26. The applicant completed a statement of the security deposit in accordance with section 18 of the *Residential Tenancies Act*. The applicant sought an order requiring the respondents to pay the alleged rent arrears of \$2074.26.

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 \$2074.26 after the application of the retained security deposit and interest.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2074.26.

Hal Logsdon
Rental Officer
