

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
MAUREEN KUNNIZZIE, 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 **INUVIK, NT.**

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

MAUREEN KUNNIZZIE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair and cleaning costs in the amount of one thousand seventy four dollars and thirty one cents (\$1074.31).

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of
December, 2008.

Hal Logsdon
Rental Officer

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BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

MAUREEN KUNNIZZIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 10, 2008

Place of the Hearing: Inuvik, NT via teleconference

Appearances at Hearing: Victoria Boudreau, representing the applicant

Date of Decision: December 10, 2008

REASONS FOR DECISION

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

The applicant stated that the tenant was evicted and the Court had provided an order for rent arrears and compensation for use and occupation of the premises. On gaining possession, the applicant discovered damages to the premises. The premises were not left in a clean condition. The applicant retained the security deposit (\$1496) and interest (\$536.64) applying it against repair and cleaning costs (\$3106.95), resulting in a balance owing to the applicant in the amount of \$1074.31. The applicant issued a statement of the security deposit in accordance with section 18 of the *Residential Tenancies Act*. The applicant sought an order requiring the respondent to pay \$1074.31.

The applicant provided an itemised list of repairs, inspection reports and photographs in evidence. The applicant noted that the damage to the exterior siding had not been charged to the respondent as it was unclear if it was caused by the tenant's negligence or by vandalism.

I find the respondent in breach of her obligation to repair damages to the premises and find the repair and cleaning costs to be reasonable. An order shall issue requiring the respondent to pay the applicant repair and cleaning costs in the amount of \$1074.31.

Hal Logsdon
Rental Officer