

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LIMITED**,
Applicant, and **BEVERLY TUCCARO**, 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:

SHELTER CANADIAN PROPERTIES LIMITED

Applicant/Landlord

- and -

BEVERLY TUCCARO

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 six thousand sixty six dollars and sixty eight cents (\$6066.68).

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of April,
2009.

Hal Logsdon
Rental Officer

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BETWEEN:

SHELTER CANADIAN PROPERTIES LIMITED

Applicant/Landlord

-and-

BEVERLY TUCCARO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 3, 2009

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trudy Spence, representing the applicant
Beverly Tuccaro, respondent

Date of Decision: April 3, 2009

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on September 30, 2008 when the respondent vacated the premises. The applicant retained the security deposit (\$1355), accrued interest (\$163.32), general cleaning (\$150), carpet cleaning (\$150), an NSF charge (\$25) and rent arrears (\$7260) leaving a balance owing to the applicant of \$6066.68. The applicant sought an order requiring the respondent to pay that amount.

The applicant provided invoices supporting the general cleaning and carpet cleaning costs. The applicant stated that the rent arrears included part of the April, 2008 rent (\$55) the May, June and July, 2008 rent at \$1385/month and the August and September, 2008 rent at \$1525/month.

The respondent did not dispute the allegations.

I find the statement in order and applying the security deposit first to cleaning and carpet cleaning costs find rent arrears owing to the applicant of \$6066.68. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$6066.68.

Hal Logsdon
Rental Officer