

IN THE MATTER between **LEISHA PATRICIA GENTLES**, Applicant, and **ADAM H.L. EDEN**, 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:

LEISHA PATRICIA GENTLES

Applicant/Landlord

- and -

ADAM H.L. EDEN

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 costs in the amount of two thousand nine hundred sixty eight dollars and fifty five cents (\$2968.55).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of July, 2009.

Hal Logsdon
Rental Officer

IN THE MATTER between **LEISHA PATRICIA GENTLES**, Applicant, and **ADAM H.L. EDEN**, 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:

LEISHA PATRICIA GENTLES

Applicant/Landlord

-and-

ADAM H.L. EDEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **July 6, 2009**

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

Appearances at Hearing: **Leisha Patricia Gentles, applicant**
 Adam H.L. Eden, respondent (by telephone)

Date of Decision: **July 6, 2009**

REASONS FOR DECISION

The applicant rented a room in her rented apartment to the respondent. She did not collect any security deposit. The applicant alleged that the respondent damaged the premises by starting a fire on the stove which damaged the floor and the surrounding wall areas. The applicant's landlord charged her for the costs of repairs (\$2468.55) and the fire department costs for attending the fire (\$500).

The applicant provided invoices for the repairs and photographs of the damaged areas in evidence.

The respondent did not dispute the allegations and acknowledged that the fire was caused by his negligence.

I find the respondent in breach of his obligation to repair damages to the premises which were caused by his negligence. I find the costs claimed by the applicant to be reasonable.

An order shall issue requiring the respondent to pay the applicant repair costs in the amount of \$2968.55.

Hal Logsdon
Rental Officer