

IN THE MATTER between **SHELTER CANADIAN PROPERTIES**, Applicant, and  
**STEVE NORN**, 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**

Applicant/Landlord

- and -

**STEVE NORN**

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 three thousand two hundred two dollars and ninety two cents (\$3202.92).

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

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Hal Logsdon  
Rental Officer

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

## SHELTER CANADIAN PROPERTIES

Applicant/Landlord

-and-

**STEVE NORN**

Respondent/Tenant

## REASONS FOR DECISION

**Date of the Hearing:** **October 7, 2009**

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

**Appearances at Hearing:** Trudy Spence, representing the applicant  
Steve Norn, respondent

**Date of Decision:** **October 7, 2009**

**REASONS FOR DECISION**

The tenancy agreement was terminated on or about September 30, 2009 when the applicant discovered the premises vacant. The applicant retained the security deposit (\$1100) and accrued interest (\$39.79), applying it against rent arrears (\$3950), cleaning (\$240), carpet cleaning (\$100) and an electrical bill which was paid on behalf of the tenant (\$52.71) resulting in a balance owing to the landlord of \$3202.92. The applicant sought an order requiring the respondent to pay that amount.

The applicant provided a statement of the security deposit in evidence.

The respondent did not dispute the allegations.

Applying the retained security deposit first to the cleaning and electrical costs, I find rent arrears in the amount of \$3202.92. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$3202.92.

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Hal Logsdon  
Rental Officer