

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and
JEFF CARDINAL, 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 **FORT SMITH, NT.**

BETWEEN:

FORT SMITH HOUSING AUTHORITY

Applicant/Landlord

- and -

JEFF CARDINAL

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 one thousand six hundred seventy four dollars and ten cents (\$1674.10).

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of March,
2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and
JEFF CARDINAL, 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:

FORT SMITH HOUSING AUTHORITY

Applicant/Landlord

-and-

JEFF CARDINAL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 17, 2010

Place of the Hearing: Fort Smith, NT

Appearances at Hearing: Kevin Mageean, representing the applicant
Kim Olsen, representing the applicant

Date of Decision: March 17, 2010

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 his absence.

The tenancy agreement between the parties was terminated on August 31, 2009 when the tenant vacated the premises. The applicant testified that the security deposit and accrued interest was retained and applied first to repairs of damages then to rent arrears, leaving a balance owing in the amount of \$1674.10. The applicant sought an order requiring the respondent to pay that amount. The premises are subsidized public housing.

The applicant provided a statement in evidence indicating a balance of rent owing after the application of the retained security deposit in the amount of \$1674.10.

I find the statement in order and find the respondent in breach of his obligation to pay the full amount of the rent. I find the rent arrears to be \$1674.10. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1674.10.

Hal Logsdon
Rental Officer