

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **GLENNA EMAGHOK**, 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 **TUKTOYAKTUK, NT**.

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

GLENNA EMAGHOK

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 two thousand eighty dollars and ninety three cents (\$2080.93).

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of April,
2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **GLENNA EMAGHOK**, 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:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

GLENNA EMAGHOK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 12, 2010

Place of the Hearing: Tuktoyaktuk, NT via teleconference

Appearances at Hearing: Lucille Pokiak, representing the applicant

Date of Decision: April 20, 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 her absence.

The tenancy agreement between the parties was terminated on March 31, 2010 when the respondent vacated the premises. The applicant retained the security deposit (\$500) and accrued interest (\$26.49), applying it against rent arrears (\$2463) and repair costs (\$144.42) leaving a balance owing the applicant of \$2080.93. The applicant sought an order requiring the respondent to pay that amount. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$2463. The applicant also provided work orders detailing the repair work undertaken and itemized costs and a tenant damage ledger indicating a balance owing of \$144.42.

I find the rent ledger in order and find rent arrears of \$2463. I find the repair costs to be reasonable and find the balance of repair costs to be \$144.42. Applying the security deposit and accrued interest first to the repair costs, I find a balance of rent arrears owing in the amount of \$2080.93.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2080.93.

Hal Logsdon
Rental Officer