

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and
RICHARD COURTOREILLE, 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 -

RICHARD COURTOREILLE

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 sixty four dollars (\$64.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant cleaning costs in the amount of one hundred thirty five dollars and forty two cents (\$135.42).

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of May,
2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and
RICHARD COURTOREILLE, 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-

RICHARD COURTOREILLE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 14, 2010

Place of the Hearing: Fort Smith, NT via teleconference

Appearances at Hearing: Kevin Mageean, representing the applicant

Date of Decision: May 25, 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.

This tenancy agreement was terminated in October, 2009. The applicant retained the security deposit (\$50) and interest (\$12.58) applying it against cleaning costs (\$198) and rent arrears (\$64) resulting in a balance owing the applicant of \$199.42. The applicant sought an order requiring the respondent to pay that amount.

The applicant provided statements of the rent account and tenant damage account in evidence as well as an invoice for the cleaning costs.

I find the statements in order and find the cleaning costs to be reasonable. Applying the security deposit and interest first to the cleaning costs results in cleaning costs of \$135.42 and rent arrears of \$64.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$64 and cleaning costs of \$135.42.

Hal Logsdon
Rental Officer