

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,  
and **MICHAEL LAPIERRE**, 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 LTD.**

Applicant/Landlord

- and -

**MICHAEL LAPIERRE**

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 thirty dollars and fourteen cents (\$3230.14).

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

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Hal Logsdon  
Rental Officer

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and **MICHAEL LAPIERRE**, 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:

**SHELTER CANADIAN PROPERTIES LTD.**

Applicant/Landlord

-and-

**MICHAEL LAPIERRE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** June 16, 2010

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

**Appearances at Hearing:** Trudy Spence, representing the applicant

**Date of Decision:** June 16, 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 May 5, 2010 when the applicant discovered the premises abandoned. The applicant retained the security deposit (\$1800) and accrued interest (\$115.95) applying it against rent arrears (\$4246.09), cleaning (\$700) and carpet cleaning (\$200) leaving a balance owing to the applicant of \$3230.14. A statement of the security deposit and deductions was prepared and provided to the respondent in accordance with section 18 of the *Residential Tenancies Act*.

I find the statement in order. Applying the security deposit first to the cleaning and carpet cleaning expenses, then to rent arrears, I find the remaining rent arrears to be \$3230.14.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$3230.14.

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Hal Logsdon  
Rental Officer