

IN THE MATTER between **VIOLET BISCAYE**, Applicant, and **NPR LIMITED PARTNERSHIP**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer, regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

**VIOLET BISCAYE**

Applicant/Tenant

- and -

**NPR LIMITED PARTNERSHIP**

Respondent/Landlord

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 30(4)(d) of the *Residential Tenancies Act*, the respondent shall pay the applicant compensation for loss of use of the premises in the amount of two hundred sixty six dollars and two cents (\$266.02).

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of February, 2011.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **VIOLET BISCAYE**, Applicant, and **NPR LIMITED PARTNERSHIP**, 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:

**VIOLET BISCAYE**

Applicant/Tenant

-and-

**NPR LIMITED PARTNERSHIP**

Respondent/Landlord

**REASONS FOR DECISION**

**Date of the Hearing:** February 1, 2011

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

**Appearances at Hearing:** Violet Biscaye, applicant  
Rosetta Morales, representing the respondent

**Date of Decision:** February 4, 2011

**REASONS FOR DECISION**

The applicant alleged that her apartment was flooded due to a broken water pipe in mid-December, 2010. She stated that the respondent took a month to repair the damage and restore the apartment to livable conditions. The applicant stated that she was unable to use the master bedroom or one other bedroom while the repairs were being undertaken. She sought an unspecified amount of compensation for loss of use of the premises.

The respondent agreed that the repairs took longer than usual, partly because of the Christmas holidays. She agreed that compensation for loss of use was reasonable.

The parties agreed that reasonable compensation should be based on an abatement of rent for half a month for the area that was affected. The respondent provided measurements of the apartment to the rental officer. The master bedroom is 210 square feet, the other bedroom is 108 square feet and the total area of the apartment is 911.5 square feet. I calculate the agreed upon compensation as \$266.02 calculated as follows:

$$((210 + 108)/911.5) \times \$1525 \times 0.5 = \$266.02$$

An order shall issue requiring the respondent to pay the applicant compensation for loss of use in the amount of \$266.02.

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Hal Logsdon  
Rental Officer