

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
MERLYN ROGERS, 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 **INUVIK, NT.**

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

MERLYN ROGERS

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 four thousand seven hundred fifty nine dollars (\$4759.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair and cleaning costs in the amount of nine hundred forty dollars and eighty cents (\$940.80).

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of March,
2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
MERLYN ROGERS, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

MERLYN ROGERS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 10, 2011

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Victoria Boudreau, representing the applicant
Merlyn Rogers, respondent

Date of Decision: February 10, 2011

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on or about July 8, 2010 when the respondent vacated the premises. The applicant retained the security deposit (\$1810) and accrued interest (\$764.97) applying it against rent arrears (\$5259.77) and cleaning and repair costs (\$3465) resulting in a balance owing the applicant of \$6149.80. A statement of the security deposit and deductions was completed in accordance with section 18 of the *Residential Tenancies Act*. Since the statement was issued, the respondent has paid \$450 bringing the balance owing to \$5699.80. The applicant sought an order requiring the respondent to pay that amount.

The applicant provided inspection reports, photographs and an itemised list of repairs and cleaning.

The respondent did not dispute the rent arrears or the repair costs.

I find the statements in order and find the repair and cleaning costs reasonable. Applying the security deposit and interest first to the repair and cleaning costs, I find rent arrears of \$4759 and repair and cleaning costs of \$940.80. An order shall issue requiring the respondent to pay the applicant those amounts.

Hal Logsdon
Rental Officer