

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
DIANNA GOOSE, 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 -

DIANNA GOOSE

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 six hundred fifty four dollars and seventy nine cents (\$654.79).

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
DIANNA GOOSE, 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-

DIANNA GOOSE

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

Date of Decision: February 10, 2011

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 or about June 18, 2010 when the respondent vacated the premises. The applicant retained the security deposit (\$1454) and accrued interest (\$197.93) applying it against rent arrears (\$1298) and cleaning and repair costs (\$1008.72) resulting in a balance owing the applicant of \$654.79. A statement of the security deposit and deductions was completed in accordance with section 18 of the *Residential Tenancies Act*.

The applicant provided inspection reports, photographs and an itemised list of repairs and cleaning in evidence. The applicant stated that the rent for May, 2010 was assessed at the full unsubsidized amount because the respondent failed to provide any income information on which to calculate a subsidized rent.

I find the statements in order and find the repair and cleaning costs reasonable. I find the application of the full unsubsidized rent to be reasonable. Applying the security deposit and interest first to the repair and cleaning costs, I find rent arrears of \$654.79. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$654.79.

Hal Logsdon
Rental Officer