

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
JEANNINE DICK, 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 -

JEANNINE DICK

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 hundred twenty six dollars (\$426.00).
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 four hundred thirty dollars and ninety nine cents (\$430.99).

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of
February, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
JEANNINE DICK, 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-

JEANNINE DICK

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 June 30, 2010. The applicant retained the security deposit (\$1583) and accrued interest (\$28.96) applying it against rent arrears (\$426) and cleaning and repair costs (\$2042.95) resulting in a balance owing the applicant of \$856.99. The applicant sought an order requiring the respondent to pay that amount. A statement of the security deposit and deductions was completed in accordance with section 18 of the *Residential Tenancies Act*.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$426. The applicant provided inspection reports, photographs and an itemised list of repairs and cleaning completed.

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 \$426 and repair and cleaning costs of \$430.99. An order shall issue requiring the respondent to pay the applicant those amounts.

Hal Logsdon
Rental Officer