

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **FLORA ABRAHAM**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

FLORA ABRAHAM

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 nine hundred thirty six dollars and eighty cents (\$4936.80).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of April, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **FLORA ABRAHAM**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

FLORA ABRAHAM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 30, 2011

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Lee Smallwood, representing the applicant
Flora Abraham, respondent

Date of Decision: April 6, 2011

REASONS FOR DECISION

The applicant declared the premises abandoned on October 31, 2010. The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears.

The applicant provided a statement of the rent account which indicated a balance owing in the amount of \$8325.01. The applicant acknowledged that a payment of \$1500 had been received since the statement was issued, bringing the balance owing to \$6825.01. The applicant also stated that the security deposit of \$1850 should have been applied to the rent arrears.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$6825.01. Taking into account the retained security deposit and interest, I find the amount owing to the applicant to be \$4936.80 calculated as follows:

Security deposit	\$1850.00
Interest	38.21
Rent arrears	<u>(6825.01)</u>
Amount due applicant	\$4936.80

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$4936.80.

Hal Logsdon
Rental Officer