

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and  
**GEORGE TAKAZO**, Respondent;

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

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

BETWEEN:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**GEORGE TAKAZO**

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 seven thousand one hundred ninety one dollars (\$7191.00).

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

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Hal Logsdon  
Rental Officer

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**GEORGE TAKAZO**, 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:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**GEORGE TAKAZO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** June 29, 2011

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

**Appearances at Hearing:** Phebie Kenny, representing the applicant

**Date of Decision:** June 29, 2011

**REASONS FOR DECISION**

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in his absence.

The tenancy agreement between the parties was terminated on June 15, 2011 when the respondent vacated the premises. The applicant retained the security deposit (\$300) and interest (\$73) applying against cleaning costs (\$300) and rent arrears (\$7264) resulting in a balance owing to the landlord of \$7191.

I find the respondent in breach of his obligation to pay rent and after the application of the security deposit and interest find the rent arrears to be \$7191. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$7191.

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Hal Logsdon  
Rental Officer