

IN THE MATTER between **SATDEO INC.**, Applicant, and **CHRIS SHERWOOD**,  
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 **HAY RIVER, NT.**

BETWEEN:

**SATDEO INC.**

Applicant/Landlord

- and -

**CHRIS SHERWOOD**

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 one thousand five hundred ninety nine dollars and eighty cents (\$1599.80).

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of  
November, 2011.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **SATDEO INC.**, Applicant, and **CHRIS SHERWOOD**,  
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:

**SATDEO INC.**

Applicant/Landlord

-and-

**CHRIS SHERWOOD**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 10, 2011

**Place of the Hearing:** Hay River, NT via teleconference

**Appearances at Hearing:** Olly Das, representing the applicant

**Date of Decision:** November 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 his absence.

The tenancy agreement between the parties was terminated on August 31, 2011 when the respondent vacated the premises. The applicant retained the security deposit (\$600) applying it against unpaid rent for July, 2011 (\$1100) and August, 2011 (\$1100) leaving a balance owing of \$1600. The applicant sought an order requiring the respondent to pay the rent arrears of \$1600. A statement of the security deposit was completed and provided in evidence. A receipt for the deposit was also provided.

The applicant has neglected to apply interest to the security deposit account. I find the accrued interest to be \$0.20.

I find the respondent in breach of his obligation to pay rent. After applying the security deposit and accrued interest to the rent arrears I find an amount due to the applicant of \$1599.80 calculated as follows:

Rent arrears	\$2200.00
Security deposit	(600.00)
Interest	<u>(0.20)</u>
Amount owing applicant	\$1599.80

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1599.80.

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Hal Logsdon  
Rental Officer