

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **JAMIE STANIFORTH**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

- and -

JAMIE STANIFORTH

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 14.2(2)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant the balance of the required security deposit in the amount of four hundred twenty dollars (\$420.00).
2. 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 three hundred thirty five dollars (\$1335.00).

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of
December, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **JAMIE STANIFORTH**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

-and-

JAMIE STANIFORTH

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 14, 2011

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Shelley Longhurst, representing the applicant

Date of Decision: December 14, 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 applicant stated that the respondent assigned the tenancy agreement to another party on November 1, 2011. The applicant provided a cheque to the applicant for the October rent (\$1460) the balance of the required security deposit (\$420) and an assignment fee (\$50). The applicant stated that the cheque was not honoured by the bank and provided a copy of the returned cheque in evidence. The applicant stated that the respondent has made one payment of \$200 and has also agreed to a plan to repay the balance plus the bank charge for the returned cheque. The applicant sought the following relief:

Amount of original cheque	\$1930
NSF charges	25
Less payment made	<u>(200)</u>
Total	\$1755

I find the respondent in breach of his obligation to pay rent and his obligation to provide the required security deposit. An order shall issue requiring the respondent to pay the applicant rent arrears of \$1335 and the balance of the security deposit of \$420.

Hal Logsdon
Rental Officer