

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
SHAOMEK BERNHARDT, 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 -

SHAOMEK BERNHARDT

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 hundred sixty dollars (\$160.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair costs in the amount of one thousand four hundred forty three dollars and fifty seven cents (\$1443.57).

DATED at the City of Yellowknife, in the Northwest Territories this 11th day of January,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
SHAOMEK BERNHARDT, 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-

SHAOMEK BERNHARDT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 4, 2012

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Diana Tingmiak, representing the applicant

Date of Decision: January 4, 2012

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 May 31, 2010. The applicant retained the security deposit (\$1192) and accrued interest (\$146.25) applying it to repair costs and cleaning (\$2781.82) and rent arrears (\$160) resulting in a balance owing to the applicant of \$1603.57. The applicant completed a statement of the security deposit and deductions in accordance with section 18 of the *Residential Tenancies Act*.

The applicant provided an itemized list of repairs undertaken, photographs of the premises and inspection reports in evidence and testified that the repairs were made necessary due to the negligence of the respondent.

I find the statement in order. I find that the repairs were necessary due to tenant damage and find the repair and cleaning costs reasonable. Applying the security deposit and interest first to repair costs I find repair costs due to the applicant of \$1443.57 and rent arrears of \$160.

An order shall issue requiring the respondent to pay the applicant repair costs of \$1443.57 and rent arrears of \$160.

Hal Logsdon
Rental Officer