

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
FOSTER AREY AND SHIRLEY STEWART, Respondents;

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 -

FOSTER AREY AND SHIRLEY STEWART

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of two thousand forty five dollars (\$2045.00). The applicant shall, after applying the security deposit and interest to repair costs, apply any residual to the satisfaction of this order.

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of April,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
FOSTER AREY AND SHIRLEY STEWART, Respondents.

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-

FOSTER AREY AND SHIRLEY STEWART

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 5, 2012

Place of the Hearing: Inuvik, NT via teleconference

Appearances at Hearing: Diane Tingmiak, representing the applicant

Date of Decision: April 5, 2012

REASONS FOR DECISION

The respondents were personally served with Notices of Attendance but failed to appear at the hearing. The hearing was held in their absence.

The tenancy agreement between the parties was terminated on April 3, 2012 when the respondents vacated the premises. The applicant holds a security deposit but was not yet required to issue a statement of deductions as ten days had not passed since the end of the tenancy. The applicant alleged that the respondents breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2045.

I find the ledger in order and find rent arrears in the amount of \$2045. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2045. The applicant shall apply the security deposit and interest to any necessary repairs and apply any residual amount to the satisfaction of this order.

Hal Logsdon
Rental Officer