

IN THE MATTER between **ALEKSANDAR MISKOVIC**, Applicant, and **AMANDA ANTHONY**, 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:

**ALEKSANDAR MISKOVIC**

Applicant/Landlord

- and -

**AMANDA ANTHONY**

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 two thousand one hundred ninety seven dollars and ninety one cents (\$2197.91).

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of September, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **ALEKSANDAR MISKOVIC**, Applicant, and **AMANDA ANTHONY**, 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:

**ALEKSANDAR MISKOVIC**

Applicant/Landlord

-and-

**AMANDA ANTHONY**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>September 12, 2012</b>
<b><u>Place of the Hearing:</u></b>	<b>Yellowknife, NT via teleconference</b>
<b><u>Appearances at Hearing:</u></b>	<b>Aleksandar Miskovic, applicant</b>
<b><u>Date of Decision:</u></b>	<b>September 20, 2012</b>

**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 the absence of the respondent.

The tenancy agreement between the parties was terminated on August 31, 2012 when the respondent vacated the premises. The applicant retained the security deposit of \$1600 but has not produced a statement of the deposit and deductions in accordance with the *Residential Tenancies Act*. The applicant alleged that the respondent failed to pay the rents for July and August, 2012 and sought an order requiring the respondent to pay the alleged rent arrears. The monthly rent for the premises is \$1900.

I find the respondent in breach of her obligation to pay rent and find rent arrears of \$3800. I find the interest due on the security deposit to be \$2.09.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2197.91, calculated as follows:

Rent arrears	\$3800.00
Less security deposit	(1600.00)
Less interest	<u>(2.09)</u>
Total	\$2197.91

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Hal Logsdon  
Rental Officer