

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and  
**BRIDGET MCKAY**, 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 **FORT SMITH, NT.**

BETWEEN:

**FORT SMITH HOUSING AUTHORITY**

Applicant/Landlord

- and -

**BRIDGET MCKAY**

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 four thousand nine hundred ninety eight dollars (\$4998.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair costs in the amount of four thousand seven hundred eighty eight dollars and eighty five cents (\$4788.85).

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of  
February, 2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and  
**BRIDGET MCKAY**, 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:

**FORT SMITH HOUSING AUTHORITY**

Applicant/Landlord

-and-

**BRIDGET MCKAY**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 6, 2013

**Place of the Hearing:** Fort Smith, NT

**Appearances at Hearing:** Kevin Mageean, representing the applicant

**Date of Decision:** February 6, 2013

### **REASONS FOR DECISION**

The respondent was sent a Notice of Attendance by registered mail which was confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The tenancy agreement between the parties was terminated on April 2, 2012. The applicant retained the security deposit and accrued interest (\$375.91) applying it against rent arrears (\$4998) and repair costs (\$5164.76) leaving a balance of rent owing to the applicant of \$9786.85. The applicant sought an order for that amount. The premises are subsidized public housing.

The applicant provided an itemized statement of the security deposit, rent arrears and repairs as well as work orders detailing the cost of each repair, photographs of the damaged areas and an inspection report. The applicant stated that the repairs were made necessary due to damage caused by the respondent or persons she permitted in the premises.

I find the statement in order and find the respondent in breach of her obligation to pay rent and her obligation to repair damages to the rental premises. Applying the retained security deposit and accrued interest first to the repair costs, I find repair costs due to the applicant of \$4788.85. I find the repair costs reasonable. I find rent arrears of \$4998.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$4998 and repair costs of \$4788.85.

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Hal Logsdon  
Rental Officer