

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and
DEBORA HERON AND JUSTIN HERON, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") as amended;

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 -

DEBORA HERON AND JUSTIN HERON

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 eight thousand seven hundred thirty four dollars and seventy four cents (\$8734.74).

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of
February, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and
DEBORA HERON AND JUSTIN HERON, 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:

FORT SMITH HOUSING AUTHORITY

Applicant/Landlord

-and-

DEBORA HERON AND JUSTIN HERON

Respondents/Tenants

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
Debora Heron, respondent
Justin Heron, respondent

Date of Decision: February 6, 2013

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on April 10, 2012. The applicant retained the security deposit and accrued interest (\$467.98) applying it against repair costs (\$229.72) and rent arrears (\$8973) resulting in an amount due to the applicant of \$8734.74. The applicant sought an order for that amount.

The respondents did not dispute the allegations.

I find the statement in order. Applying the retained security deposit first to the repair costs, I find rent arrears owing to the applicant of \$8734.74.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$8734.74.

Hal Logsdon
Rental Officer