

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
ASHLEY LAFFERTY, 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 **HAY RIVER, NT.**

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

- and -

ASHLEY LAFFERTY

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 hundred forty dollars (\$240.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair costs in the amount of two hundred dollars and sixty cents (\$200.60).

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of
February, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
ASHLEY LAFFERTY, 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:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

-and-

ASHLEY LAFFERTY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 29, 2013

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Adam Swanson, representing the applicant

Date of Decision: January 29, 2013

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail and 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 October 31, 2012. The applicant retained the security deposit (\$500) and interest (\$0.69) applying against rent arrears (\$240) and repair costs (\$701.29) resulting in a balance owing to the applicant of \$440.60. The applicant sought an order for that amount. The premises are subsidized public housing.

The applicant provided a statement of the security deposit, work orders detailing the repairs and a statement of account in evidence. The applicant stated that all of the repairs were made necessary due to the tenant's negligence or by persons the tenant permitted in the premises.

I find the repair costs to be reasonable and find rent arrears of \$240. Applying the security deposit and accrued interest first to the repair costs, I find repair costs owing to the applicant of \$200.60 and rent arrears of \$240.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$240 and repair costs of \$200.60.

Hal Logsdon
Rental Officer