File #10-13454

IN THE MATTER between **Fort Simpson Housing Authority**, Applicant, and **Vanessa Bertrand**, 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, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises located within the **Village of Fort Simpson in the Northwest Territories.**

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

VANESSA BERTRAND

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the Respondent shall pay to the Applicant rental arrears in the amount of $14,966.60 (fourteen thousand nine hundred sixty-six dollars sixty cents).

DATED at the City of Yellowknife in the Northwest Territories this 17th day of June 2014.

Adelle Guigon
Deputy Rental Officer

File #**10-13454**

IN THE MATTER between **Fort Simpson Housing Authority**, Applicant, and **Vanessa Bertrand**, 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 **Adelle Guigon**, Deputy Rental Officer,

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

VANESSA BERTRAND

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing:	**June 14, 2013**
Place of the Hearing:	**Fort Simpson, Northwest Territories, via Teleconference**
Appearances at Hearing:	**Kathy Konisenta, representing the Applicant** **Vanessa Bertrand, Respondent**
Date of Decision:	**June 14, 2013**

REASONS FOR DECISION

Application

The application package submitted by the Applicant regarding Unit #7, 10100B - 99A Avenue in Fort Simpson was received and filed by the Rental Office on April 22, 2013. A filed copy of the application was served on the Respondent by the Applicant by registered mail signed for on May 2, 2013.

The Applicant requested in the application package an order for the Respondent to pay rental arrears in the amount of $14,314.96. In support of the application, the following exhibits were attached:

Exhibit 1: Aging Detail (Statement of Account) from December 1, 2010, to March 11, 2013

Exhibit 2: Residential Tenancy Agreement Fixed Term Lease signed April 1, 2012

Hearing

A hearing was scheduled for June 14, 2013, at which both parties attended.

Submissions

Prior to the hearing, the Applicant submitted the following exhibit via fax received by the Rental Office on June 13, 2013:

Exhibit 3: Aging Detail (Statement of Account) from February 1, 2010, to June 4, 2013

The Applicant confirmed their application remained seeking an order for payment of the rental arrears now for the amount of $14,966.60. This amount as adjusted from the original application amount accounts for the rent of $1,153 for March 2013 less the security deposit plus interest of $501.36.

The Respondent had vacated the premises on March 22, 2013, and did not dispute the arrears as put forth by the Applicant. She indicated she would be receiving Employment Insurance payments bi-weekly from which she would make payments towards the arrears. Further she acknowledged the responsibility to pay the arrears were hers alone. She advised that she intended to transfer to another community in September to work, but expressed the intention to keep in touch with the Applicant to ensure her arrears continued to be addressed until they were paid in full.

.../3

Determinations

The Statement of Account submitted by the Applicant reflected rental arrears owing of $14,966.60 of which the Respondent did not dispute. I accept that it accurately reflects the payments made by the Respondent to date. The security deposit as applied is miscalculated by the Applicant by $0.13, however, as this works in the Respondent's favour I am inclined to allow the difference to be applied as is and therefore I find that the Respondent carries rental arrears in the amount of $14,966.60.

Order

An order will issue requiring the Respondent to pay to the Applicant rental arrears in the amount of $14,966.60.

Adelle Guigon
Deputy Rental Officer