

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**BERNICE BEAVERHO AND EDZO NITSIZA**, Respondents;

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 **WHATI, NT**.

BETWEEN:

**NWT HOUSING CORPORATION**

Applicant/Landlord

- and -

**BERNICE BEAVERHO AND EDZO NITSIZA**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondents shall pay the applicant repair costs in the amount of six thousand one hundred ninety dollars (\$6190.00).

DATED at the City of Yellowknife, in the Northwest Territories this 29th day of October,  
2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**BERNICE BEAVERHO AND EDZO NITSIZA**, 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:

**NWT HOUSING CORPORATION**

Applicant/Landlord

-and-

**BERNICE BEAVERHO AND EDZO NITSIZA**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** September 11, 2013

**Place of the Hearing:** Yellowknife, NT via teleconference

**Appearances at Hearing:** Jessica Relucio, representing the applicant  
Dan Korver, witness for the applicant

**Date of Decision:** October 21, 2013

### **REASONS FOR DECISION**

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The tenancy agreement between the parties was terminated by order on August 15, 2012. The applicant gained possession of the premises on October 17, 2012. The applicant alleged that the respondents had damaged the premises and sought an order requiring the respondents to pay for the cost of repairs. The premises are subsidized public housing.

The applicant provided a check-out inspection report and an itemized estimate of repairs in evidence. The applicant testified that the premises were new when the tenancy agreement commenced. The repairs have not been completed. The total estimated repair costs are listed as \$6190. Included in the estimated costs is a charge of \$100 to remove and store toys on the property.

Except for the removal and storage costs, I find the estimated repair costs to be reasonable.

Removal and storage costs of abandoned personal property may be demanded from the tenants before the property is released or via sale of the possessions on the approval of a rental officer.

I find reasonable repair costs to be \$6090.

An order shall issue requiring the respondents to pay the applicant repair costs of \$6090.

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Hal Logsdon  
Rental Officer