

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
AMANDA BEVERIDGE AND JOHNNY AVIUGANA, 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 **INUVIK, NT.**

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

AMANDA BEVERIDGE AND JOHNNY AVIUGANA

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 four thousand two hundred ninety five dollars and ninety nine cents (\$4295.99).

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of March,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
AMANDA BEVERIDGE AND JOHNNY AVIUGANA, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

AMANDA BEVERIDGE AND JOHNNY AVIUGANA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 12, 2014

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Diana Tingmiak, representing the applicant

Date of Decision: February 12, 2014

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 most recent tenancy agreement between the parties was made for one month ending on August 31, 2013. The applicant did not enter into a new tenancy agreement and the agreement ended. The respondents continued to occupy the premises as overholding tenants and were charged the full unsubsidized rent for September, October and November. The applicant stated that the respondents vacated the premises on or about December 5 and the applicant took possession and completed a check-out inspection. The premises are subsidized public housing.

The applicant retained the security deposit and interest (\$1425.49) applying it against repairs to a shelf and a lock change (\$236.48) and rent arrears (\$5485) resulting in a balance of rent owing to the applicant of \$4295.99. The applicant sought an order requiring the respondents to pay rent arrears of \$4295.99.

The applicant provided a statement of account in evidence.

I find the statement in order. Applying the security deposit and interest first to the repairs, I find rent arrears of \$4295.99. I find the application of the full unsubsidized rent to be reasonable as

the tenants were overholding and not eligible for a subsidy.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$4295.99.

Hal Logsdon
Rental Officer