

IN THE MATTER between **BEHCHOKO KO GHA K'AODEE**, Applicant, and  
**REGINA LAFFERTY AND TREVOR MANTLA**, 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 **BEHCHOKO, NT**.

BETWEEN:

**BEHCHOKO KO GHA K'AODEE**

Applicant/Landlord

- and -

**REGINA LAFFERTY AND TREVOR MANTLA**

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 thirty thousand five hundred five dollars and thirty five cents (\$30,505.35).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondents shall pay the applicant repair costs in the amount of one thousand seven hundred fifty six dollars and twenty three cents (\$1756.23).

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

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Hal Logsdon  
Rental Officer

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**REGINA LAFFERTY AND TREVOR MANTLA**, 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:

**BEHCHOKO KO GHA K'AODEE**

Applicant/Landlord

-and-

**REGINA LAFFERTY AND TREVOR MANTLA**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** December 3, 2013

**Place of the Hearing:** Behchoko, NT

**Appearances at Hearing:** Michael Keohane, representing the applicant  
Regina Lafferty, respondent

**Date of Decision:** December 3, 2013

**REASONS FOR DECISION**

The tenancy agreement between the parties was terminated on May 16, 2013 when the respondents vacated the premises. The applicant retained the security deposit and accrued interest (\$1285.65) applying it to rent arrears (\$33,772) resulting in a rent balance of \$32,486.35. Since that date the applicant has applied two rent adjustments (\$1821 credit) and the respondents have made one payment (\$160) resulting in a balance of rent now owing of \$30,505.35. The applicant sought an order requiring the respondents to pay the alleged rent arrears.

The applicant also alleged that the respondents had damaged the premises and failed to leave the premises in a reasonably clean state. The applicant provided an itemised list of repairs, repair costs and cleaning costs as well as inspection reports in evidence. The total relief sought was \$1756.23.

The respondent did not dispute the rent arrears or the alleged damages. I find the repair costs to be reasonable.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$30,505.35 and repair costs of \$1756.23.

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Hal Logsdon  
Rental Officer