

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **CARRIE TREMBLAY**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") as amended;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

CARRIE TREMBLAY

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 thousand two hundred eighty five dollars and ninety three cents (\$2285.93).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of
December, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **CARRIE TREMBLAY**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

CARRIE TREMBLAY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 6, 2014

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Ella Newhook, representing the applicant
Cameron O'Keefe, witness for the applicant

Date of Decision: November 6, 2014

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent 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 June 20, 2014 when the respondent vacated the premises. The applicant retained the security deposit (\$1200) and accrued interest (\$264.42) applying it against repair costs (\$1152.69) and rent arrears (\$2597.66) resulting in a balance owing the applicant of \$2285.93. The applicant sought relief in that amount. The premises are subsidized public housing.

The applicant provided a copy of the tenancy agreement, inspection reports, a statement of the security deposit, details of the repairs, a rent statement and photographs in evidence.

I find the repairs to be the result of tenant damage and find the repair costs reasonable. Applying the security deposit and interest first to the repair costs, I find rent arrears of \$2285.93. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2285.93.

Hal Logsdon
Rental Officer