

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **LESLIE WILKIE**, Respondent;

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 **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

LESLIE WILKIE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair costs in the amount of one thousand nine hundred ninety five dollars and eighty three cents (\$1995.83).

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 **LESLIE WILKIE**, 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-

LESLIE WILKIE

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 April 14, 2014 when the respondent vacated the premises. The respondent retained the security deposit (\$1200) and interest (\$129.02) applying it against rent arrears (\$172.33) and repairs of damages (\$3677.52) resulting in a balance owing of \$2520.83.

A statement of the security deposit and deductions, inspection reports, detail of repair costs, photographs and a statement of the rent account were provided by the applicant in evidence. The applicant testified that since the security deposit statement was produced the respondent has made five payments totalling \$525 bringing the balance owing to \$1995.83. The applicant sought relief in that amount. The premises are subsidized public housing.

Reviewing the inspection reports and the repair detail, I find the repairs were made necessary due to damages caused by the respondent or persons he permitted in the premises. I find the repair costs to be reasonable.

Applying the retained security deposit and interest first to the rent arrears, I find repair costs owing to the applicant of \$1995.83 calculated as follows:

- 3 -

Security deposit	(\$1200.00)
Interest	(129.02)
Rent arrears	172.33
Repairs	<u>3677.52</u>
Subtotal	2520.83
less payments	<u>(525.00)</u>
Amount due applicant	\$1995.83

An order shall issue requiring the respondent to pay the applicant repair costs in the amount of \$1995.83.

Hal Logsdon
Rental Officer