

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
SARAH MACNABB AND CHRIS GRUBEN, Respondents;

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 **INUVIK, NT.**

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

SARAH MACNABB AND CHRIS GRUBEN

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 one thousand six hundred eighty one dollars and ten cents (\$1681.10).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of March,
2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
SARAH MACNABB AND CHRIS GRUBEN, 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-

SARAH MACNABB AND CHRIS GRUBEN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 5, 2015

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Kim Burns, representing the applicant
Diane Day, representing the applicant

Date of Decision: February 5, 2015

REASONS FOR DECISION

The respondents were served with a Notice 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 on August 8, 2014 when the respondents vacated the rental premises. The applicant retained the security deposit (\$1298) and interest (\$3.06) applying it against repair costs (\$2888.66) and rent arrears (\$93.50) resulting in a balance owing of \$1681.10. The applicant sought relief in that amount.

The applicant provided a statement of the security deposit, inspection reports, a detailed list of repairs, a statement of account and photographs in evidence.

I find the repairs were necessary due to the negligence of the respondents and find the repair costs to be reasonable. Applying the security deposit and accrued interest first to the rent arrears I find remaining repair costs to be \$1681.10.

An order shall issue requiring the respondents to pay the applicant repair costs of \$1681.10.

Hal Logsdon
Rental Officer