

IN THE MATTER between **Fort Resolution Housing Authority**, Applicant, and
Raymond Beaulieu, 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, **Adelle Guigon**, Deputy Rental Officer,
regarding a rental premises within **the hamlet of Fort Resolution in the Northwest
Territories.**

BETWEEN:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

- and -

RAYMOND BEAULIEU

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 42(3)(e) and 45(4)(d) of the *Residential Tenancies Act*, the respondent must compensate the applicant for the costs of repairs and cleaning to the rental premises in the total amount of \$1,901.15 (one thousand nine hundred one dollars fifteen cents).

DATED at the City of Yellowknife in the Northwest Territories this 7th day of August
2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Fort Resolution Housing Authority**, Applicant, and
Raymond Beaulieu, 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 **Adelle Guigon**, Deputy Rental Officer.

BETWEEN:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

-and-

RAYMOND BEAULIEU

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 14, 2015
<u>Place of the Hearing:</u>	Fort Resolution, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Elizabeth Ann McKay, representing the applicant Dean McKay, representing the applicant Raymond Beaulieu, respondent
<u>Date of Decision:</u>	July 14, 2015

REASONS FOR DECISION

An application to a rental officer made by Fort Resolution Housing Authority as the applicant/landlord against Raymond Beaulieu as the respondent/tenant was filed by the Rental Office May 19, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as Unit 703A in Fort Resolution, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for June 8, 2015.

The applicant alleged the respondent had caused damages to the rental premise and left the premises in an unclean condition. An order was sought for compensation for repairs and cleaning. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for July 14, 2015, in Fort Resolution, Northwest Territories. Ms. Elizabeth Ann McKay and Mr. Dean McKay appeared representing the applicant. Mr. Raymond Beaulieu appeared as respondent.

Tenancy agreement

The parties agreed the respondent had been a tenant in subsidized public housing at the rental premises known as Unit 703A in Fort Resolution, Northwest Territories, until October 23, 2014, at which time he was evicted in accordance with the *Residential Tenancies Act* (the Act).

Cleaning and repairs

Upon final removal of the respondent's personal belongings from the rental premises, an exit inspection was conducted on October 31, 2014. A report was completed and photographs were taken. Work orders were provided substantiating the work for which costs were claimed, and these items were not disputed by the respondent. They include the following:

Replacement of one window (sealed unit)	\$201.65
Replacement of one window lock	\$2.35
Replacement of one window roto awning gear	\$69.90
Replacement of one window single arm operator	\$14.97
Replacement of one exterior door	\$215.49
Replacement of one keyed entrance lock	\$43.99
Repair and paint two holes in walls	\$28.48
24 hours labour to effect above listed repairs	\$840.00
Cleaning throughout, including of appliances	\$484.32
TOTAL	<u>\$1,901.15</u>

I am satisfied the repairs and cleaning of the rental premises were necessary and were the respondent's responsibility. I find the respondent failed to comply with his obligations to repair damages to and maintain the ordinary cleanliness of the rental premises.

Order

An order will issue requiring Mr. Raymond Beaulieu to compensate the applicant for the costs of repairs and cleaning in the total amount of \$1,901.15.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Work orders TD030809, TD031676, and TD034412

Exhibit 2: Set of 35 photographs

Exhibit 3: Tenant ledger card for security deposit

Exhibit 4: Security deposit refund statement

Exhibit 5: Tenant check-in/out condition report signed November 30, 2007, and October 31, 2014