

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,  
and **SANDRA OLOAKYOK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

**ULUKHAKTOK HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**SANDRA OLOAKYOK**

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 and cleaning costs in the amount of one hundred eighty nine dollars and sixteen cents (\$189.16).

DATED at the City of Yellowknife, in the Northwest Territories this 23<sup>rd</sup> day of  
September, 2015.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,  
and **SANDRA OLOAKYOK**, 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:

**ULUKHAKTOK HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**SANDRA OLOAKYOK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 29, 2015

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

**Appearances at Hearing:** Sadie Joss, representing the applicant  
Sheila Nasogaluak, representing the applicant

**Date of Decision:** September 15, 2015

**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 30, 2015 when the respondent vacated the rental premises. The applicant retained the security deposit (\$500) and interest (\$0.91) applying it to rent arrears (\$33,510.22), painting and janitorial costs (\$1449) and door and window repairs (\$251.25) resulting in a balance owing to the applicant of \$34,709.56. The applicant sought relief in that amount. The premises are subsidized public housing.

The applicant provided a copy of the lease balance statement in evidence indicating a balance owing of \$34,709.56 and copies of tenant ledger cards which were previously used to account for rent. The applicant also provided inspection reports, work orders and invoices for the repairs and cleaning charges.

A previous order (file #20-13680, filed on September 5, 2014) required the respondent to pay the applicant rent arrears of \$27,528.91 as at June 18, 2014. The applicant stated that the order had not been filed. It may still be filed and enforced.

Since June 18, 2014 the tenant ledger cards and the lease balance statement indicate that the applicant has assessed rents totalling \$770 and the respondent has paid a total of \$1297.18.

Therefore, all rents which have been assessed since the previous order have been paid.

The check-in inspection report indicates that there was some wall damage at the commencement of the tenancy agreement but notes that all repairs were made. I assume that the repairs included the patching and painting of the damaged areas. The check-out inspection report, completed two years later, indicates wall damage at the end of the tenancy. Since painting is a task that should be done every five years in a rental property, the costs should be depreciated accordingly. Depreciating the painting costs only, I find \$770 is a reasonable cost for the painting and janitorial costs.

Applying the security deposit and interest I find a balance of repair and cleaning costs due to the applicant of \$189.16 calculated as follows:

Rent assessed since last hearing	\$770.00
Painting and janitorial	966.00
Door and window repair	251.25
Payments made since last hearing	(1297.18)
Security deposit retained	(500.00)
Interest	<u>(0.91)</u>
Amount due applicant	\$189.16

An order shall issue requiring the respondent to pay the applicant repair and cleaning costs of \$189.16.

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Hal Logsdon  
Rental Officer