

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant,  
and **Charlene Sundberg**, 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,  
regarding a rental premises located within the **community of Dettah in the Northwest  
Territories.**

BETWEEN:

**NORTHWEST TERRITORIES HOUSING CORPORATION**

Applicant/Landlord

- and -

**CHARLENE SUNDBERG**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 45(4)(d) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears and compensation for cleaning costs in the total amount of \$4,133.20 (four thousand one hundred thirty-three dollars twenty cents).

DATED at the City of Yellowknife in the Northwest Territories this 20th day of January  
2016.

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Adelle Guigon  
Deputy Rental Officer

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-and-

**CHARLENE SUNDBERG**

Respondent/Tenant

**REASONS FOR DECISION**

|                                       |   |
|---------------------------------------|---|
| <b><u>Date of the Hearing:</u></b>    | <b>January 14, 2016</b>   |
| <b><u>Place of the Hearing:</u></b>   | <b>Yellowknife, Northwest Territories</b>                                       |
| <b><u>Appearances at Hearing:</u></b> | <b>Rose Black, representing the applicant<br/>Charlene Sundberg, respondent</b> |
| <b><u>Date of Decision:</u></b>       | <b>January 14, 2016</b>   |

### **REASONS FOR DECISION**

An application to a rental officer made by Yellowknives Dene First Nation Housing Division on behalf of Northwest Territories Housing Corporation as the applicant/landlord against Charlene Sundberg as the respondent/tenant was filed by the Rental Office December 10, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Dettah, Northwest Territories. The applicant served a copy of the filed application on the respondent by email deemed received December 13, 2015, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations).

The applicant alleged the respondent, a former tenant, had accumulated rental arrears and cleaning costs. An order was requested for payment of the rental arrears. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for January 14, 2016, in Yellowknife, Northwest Territories. Ms. Rose Black appeared representing the applicant. Ms. Charlene Sundberg appeared as respondent.

#### *Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing. The tenancy commenced October 17, 2014, and ended October 26, 2015. I am satisfied a valid tenancy agreement was in place between the parties for subsidized public housing in accordance with the *Residential Tenancies Act* (the Act).

#### *Rental arrears and cleaning costs*

The tenant ledger cards entered into evidence reflect the landlord's accounting of monthly assessed rents, cleaning costs, and payments made against the respondent's rent account. The total security deposit was credited to the account on November 4, 2015, in accordance with the Act. The respondent did not dispute the accuracy of the accounting and accepted responsibility for the claimed cleaning costs. I find the respondent has accumulated rental arrears in the amount of \$3,883.20 and is liable for cleaning costs in the amount of \$250.

*Order*

An order will issue requiring Ms. Charlene Sundberg to pay rental arrears and cleaning costs in the total amount of \$4,133.20.

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Adelle Guigon  
Deputy Rental Officer

APPENDIX A

Exhibits

- Exhibit 1: Tenant ledger cards for rent from April 1 to December 2, 2015
- Exhibit 2: Applicant's note to file dated September 21, 2015
- Exhibit 3: Email from Rose Black to Charlene Sundberg dated November 25, 2015
- Exhibit 4: Tenant check-in/out unit condition report signed out by tenant October 26, 2015
- Exhibit 5: Inventory of abandoned personal property
- Exhibit 6: Residential tenancy agreement dated October 17, 2014
- Exhibit 7: Tenant ledger cards for rent and cleaning costs from October 1, 2015, to January 7, 2016