

IN THE MATTER between **FORT MCPHERSON HOUSING ASSOCIATION**,
Applicant, and **ROXANNE KOE**, Respondent;

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 **FORT MCPHERSON, NT**.

BETWEEN:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

- and -

ROXANNE KOE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of nine hundred eighty five dollars and sixty three cents (\$985.63).

DATED at the City of Yellowknife, in the Northwest Territories this 27th day of January,
2016.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT MCPHERSON HOUSING ASSOCIATION**,
Applicant, and **ROXANNE KOE**, 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:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

-and-

ROXANNE KOE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 14, 2016

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Shirley Wilson, representing the applicant

Date of Decision: January 14, 2016

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 August 31, 2015 when the respondent vacated the rental premises. The applicant retained the security deposit (\$1000) and accrued interest (\$191.68) applying it to rent arrears (\$1485), repair of interior doors (\$596.76) and the repair of an exterior door (\$95.55) resulting in a balance owing to the applicant of \$985.63. The applicant sought relief in that amount.

The applicant provided a statement of account indicating a balance of \$985.63 and work orders detailing the repairs costs and work undertaken. The applicant stated that the repairs were made necessary due to the respondent's negligence.

I find the statement in order and find the repair costs reasonable. Applying the retained security deposit and accrued interest first to the repair costs, I find rent arrears of \$985.63. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$985.63.

Hal Logsdon
Rental Officer