

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
SAM BEAULIEU AND MARLENA TSETSO, 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 **HAY RIVER, NT**.

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

- and -

SAM BEAULIEU AND MARLENA TSETSO

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 three hundred eighty two dollars and ninety eight cent (\$382.98).

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of March,
2016.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
SAM BEAULIEU AND MARLENA TSETSO, 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:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

-and-

SAM BEAULIEU AND MARLENA TSETSO

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 28, 2016

Place of the Hearing: Hay River, NT via telephone

Appearances at Hearing: Adam Swanson, representing the applicant

Date of Decision: January 28, 2016

REASONS FOR DECISION

The respondents were served with Notices 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 July 31, 2015. The applicant retained the security deposit (\$500) and accrued interest (\$0.67) applying it against the replacement of damaged screens (\$322.35), the replacement of a damaged drawer (\$79.50), wall repairs (\$428.80), and the removal of garbage (\$53) resulting in a balance owing of \$382.98.

The applicant provided a statement of account in evidence indicating a balance owing of \$382.98. The applicant sought relief in that amount. Work orders and invoices for the repairs were provided by the applicant showing details of the repairs and costs. The applicant stated that the repairs were made necessary due to the negligence of the respondents.

I find the statement in order and find the repair costs reasonable. I find the respondents in breach of their obligation to repair damages to the rental premises.

An order shall issue requiring the respondents to pay the applicant repair costs in the amount of \$382.98.

Hal Logsdon
Rental Officer