

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and  
**Tom Farcy**, 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**, Rental Officer, regarding a  
rental premises located within the **hamlet of Fort Providence in the Northwest  
Territories**.

BETWEEN:

**NORTHWEST TERRITORIES HOUSING CORPORATION**

Applicant/Landlord

- and -

**TOM FARCY**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent must pay to the applicant costs for repairs to the rental premises in the amount of \$651.91 (six hundred fifty-one dollars ninety-one cents).

DATED at the City of Yellowknife in the Northwest Territories this 26th day of April  
2016.

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Adelle Guigon  
Rental Officer

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and  
**Tom Farcy**, 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:

**NORTHWEST TERRITORIES HOUSING CORPORATION**

Applicant/Landlord

-and-

**TOM FARCY**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** April 21, 2016

**Place of the Hearing:** Fort Providence, Northwest Territories, by teleconference

**Appearances at Hearing:** Alphonsine Gargan, representing the applicant

**Date of Decision:** April 21, 2016

**REASONS FOR DECISION**

An application to a rental officer made by Fort Providence Housing Association on behalf of the Northwest Territories Housing Corporation as the applicant/landlord against Tom Farcy as the respondent/tenant was filed by the Rental Office March 2, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Providence, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for March 10, 2016.

The applicant alleged the respondent had caused damages to the rental premises and sought an order for payment for the costs of repairs.

A hearing was scheduled for April 21, 2016, in Fort Providence, Northwest Territories. The rental officer appeared by telephone. Ms. Alphonsine Gargan appeared representing the applicant. Mr. Tom Farcy was served with notice of the hearing by registered mail signed for April 7, 2016. He contacted the Rental Office prior to the hearing requesting to appear by teleconference, which was granted. Numerous attempts to contact Mr. Farcy at the number provided were unsuccessful. The hearing proceeded in his absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

*Tenancy agreement*

The applicant submitted into evidence a residential tenancy agreement establishing an agreement between the parties for subsidized public housing for a premises located in Fort Providence, Northwest Territories. The tenancy commenced September 11, 2015, and ended November 24, 2015, when the respondent vacated the rental premises. I am satisfied a valid tenancy agreement was in place between the parties for subsidized public housing in accordance with the Act.

*Tenant damages*

Entry and exit inspection reports were completed in the respondent's presence. Upon vacating the premises, the exit inspection documented a large hole in the master bedroom wall and three small dents in the living room walls which had occurred during the respondent's occupancy. I am satisfied the claimed damages were caused by the wilful or negligent conduct of the tenant or guests of the tenant.

The repair of these damages cost the applicant \$718.04, which included repairing the holes and repainting the walls. The applicant applied a remaining portion of the security deposit against these costs, reducing the amount owing to \$651.91. I find the respondent liable for the remaining costs of repairs to the rental premises in the amount of \$651.91.

*Order*

An order will issue requiring the respondent to pay the remaining costs of repairs in the amount of \$651.91.

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Adelle Guigon  
Rental Officer