

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and
Amanda Sangris and Darcy Tetso, 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, **Adelle Guigon**, Rental Officer, regarding a
rental premises located within the **city of Yellowknife in the Northwest Territories**.

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORPORATION

Applicant/Landlord

- and -

AMANDA SANGRIS and DARCY TETSO

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents must pay to the applicant rental arrears in the amount of \$9,690.03 (nine thousand six hundred ninety dollars three cents).

DATED at the City of Yellowknife in the Northwest Territories this 25th day of April
2016.

Adelle Guigon
Rental Officer

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and
Amanda Sangris and Darcy Tetso, 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 **Adelle Guigon**, Deputy Rental Officer,

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORPORATION

Applicant/Landlord

-and-

AMANDA SANGRIS and DARCY TETSO

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 19, 2016
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	Rose Black, representing the applicant
<u>Date of Decision:</u>	April 19, 2016

REASONS FOR DECISION

An application to a rental officer made by Yellowknives Dene First Nation Housing Division on behalf of the Northwest Territories Housing Corporation as the applicant/landlord against Amanda Sangris and Darcy Tetso as the respondents/tenants 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 N'Dilo, Yellowknife, Northwest Territories. The applicant served a copy of the filed application on the respondents by email deemed received March 12, 2016, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations).

The applicant alleged the respondents had accumulated rental arrears and had left the premises in an unclean state and with damages upon vacating. An order was requested for payment of the rental arrears and compensation for costs to repair and clean the premises.

A hearing was scheduled for April 19, 2016, in Yellowknife, Northwest Territories. Ms. Rose Black appeared representing the applicant. Ms. Amanda Sangris and Mr. Darcy Tetso were served with notice of the hearing by registered mail signed for April 6, 2016. Neither respondent appeared at hearing, nor did anyone appear on their behalf. The hearing proceeded in their absence pursuant to section 71(5) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

The applicant submitted a residential tenancy agreement establishing a subsidized public housing agreement between the parties for a rental premises located in N'Dilo, Yellowknife. The tenancy commenced November 9, 2009, and ended when the respondents vacated the premises February 3, 2016. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act.

Cleaning and repairs

Upon vacating the rental premises an exit inspection was completed with Ms. Sangris in attendance. Ms. Sangris gave written permission for the applicant to dispose of all items left behind at the rental premises, and accepted responsibility for costs associated with the disposal. The check-out inspection report corroborated the applicant's allegations that the premises was left with some damages and required extensive cleaning. One invoice was submitted into evidence for replacement of an exterior door. However, the applicant's representative confirmed that not all work had been completed to the premises yet and a full claim for costs was not ready. Her request to sever the application for compensation for costs of repairs and cleaning from the application for payment of rental arrears was granted, and the cleaning and repairs issues were adjourned *sine die* pending supporting evidence for them and the applicant's notification to the Rental Office of being prepared to proceed to hearing.

Rental arrears and security deposit

The applicant submitted into evidence a customer aged detail and tenant ledger cards representing the landlord's accounting of monthly assessed rents and payments made against the respondents' rent account. I am satisfied these documents accurately reflect the current status of the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$10,005.75.

The applicant appropriately withheld the total security deposit of \$315.72 against the accumulated rental arrears and an order for payment will account for this.

Order

An order will issue for the respondents to pay rental arrears in the amount of \$9,690.03.

Adelle Guigon
Rental Officer