



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: MND MNDC MNR MNSD OPB FF

Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted by the applicant prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for a monetary order for \$4617.19 and a request to keep the security/pet deposits towards the claim.

Background and Evidence

The applicant is reducing the claim and is now asking for the following:

Outstanding utilities of \$117.19, claiming that the tenant failed to pay the utilities owed.

Outstanding rent of \$1000.00 as the tenant only paid \$500.00 for December 2008 and rent is \$1500.00 per month.

Damaged blinds \$620.00. The landlord testified that the tenant left numerous blinds destroyed.

Bathroom caulking \$175.00. The landlord testified that the caulking was so dirty it would not come clean and must be removed and replaced.

Cleaning \$300.00. The landlord also testified that the rental unit was left in need of extensive cleaning.

Analysis

It is my finding that the landlord's claims for cleaning and repairs are all reasonable. The photo evidence supplied by the landlord clearly shows the need for extensive cleaning and repairs.

The landlord has also shown that the tenant owes rent and utilities.

Conclusion

I have allowed the full reduced claim of \$2212.19. I further ordered that the respondent bear the \$ 50.00 cost of the filing fee paid for this hearing.

I therefore order that the landlord(s) may retain the full security/pet deposits plus interest:

\$ 1267.93

I further Order that the Respondent(s) pay to the applicants the following amount:

\$ 994.26

Dated: January 08, 2009