



# Dispute Resolution Services

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

## Decision

**Dispute Codes:** MNR MNSD FF

## Introduction

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

I also gave the applicants 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 \$609.68 and a request to keep the full security deposit plus interest towards the claim.

## Background and Evidence

The applicants testified that the tenant left the rental unit in need of extensive cleaning and repairs when she vacated and as a result the landlord had costs totaling \$532.74 for cleaning and repairs.

The landlords also testified that the tenant left an outstanding utility bill of \$74.97.

Total amount claimed \$607.71.

### **Analysis**

It is my finding that the applicants have established a claim for the full amount requested. The evidence clearly shows that this rental unit was left in very poor condition.

The tenant was also required to pay utilities and failed to do so.

### **Conclusion**

I allow the full claim of \$607.71. 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 deposit plus interest:

\$ 390.99

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

\$ 266.72

Dated: January 7, 2009