



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes FF, MND, MNDC, MNR

Introduction

Some documentary evidence has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

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

The respondent was served with notice of the hearing by registered mail that was mailed on March 26, 2009, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for monetary order for \$675.11 for outstanding utilities, cleaning, and repairs. The applicant is also requesting an order for the respondent to pay the \$50.00 filing fee that she paid for this hearing.

Background and Evidence

The applicant testified that:

- the tenant failed to pay the gas utility bill for the months of March and April 2009 and the total of \$185.41 is still outstanding
- the tenant also left damages to the rental unit and left the rental unit in need of substantial cleaning. The landlord is therefore asking for the following:



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carpet cleaning	\$98.70
Broken vase	\$120.00
Broken lamp	\$50.00
Broken fridge drawer	\$35.00
Broken fridge rail	\$27.00
Missing coffee table base	\$79.00
Filing fee	\$50.00
Total	\$539.70

The applicant is therefore asking for a total order of \$725.11

Analysis

It is my decision and I allow the full claim requested by the landlord. I find the amounts claimed by the landlord for damages and cleaning to be reasonable and it's my finding that the tenant is liable for the outstanding utility costs.

Conclusion

I've issued an order for the respondent to pay \$725.11 to the applicant.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 20, 2009.

Dispute Resolution Officer