



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION AND REASONS

Dispute Codes

MND & FF

Introduction

This hearing dealt with the landlords' claim for costs associated with cleaning and repairing the rental unit after the tenant failed to return the rental unit in a clean and undamaged state.

Notice of this hearing and application were served upon the tenant in an unusual manner. The tenant had not provided the landlords with a forwarding address and they sent the documents to the address of the rental unit. The package was forwarded by Canada Post and signed for by the tenant. The landlord provided a copy of the tracking information from the landlord which confirms that the tenant signed for the document on March 10, 2008. Therefore, although the notice of this hearing and application was not sent in a manner required by section 89 the landlord have provided evidence which satisfies me that the tenant has been given proper notice of the claim being made against her and with the opportunity to respond and be heard.

Although the tenant received the notice of this hearing she did not appear. Being satisfied that the tenant was served with notice I proceeded with the hearing in the tenant's absence.

Issues to be Determined

Has the landlord established a monetary claim related to cleaning costs and repairs to the rental unit?

Background and Evidence

This tenancy ended sometime at the end of January 2009 after the tenant abandoned the rental unit. This was after the landlord received a two day Order of Possession for the rental unit due to the tenant's failure to pay rent. The landlord conducted a move out condition inspection of the rental unit in the tenant's absence on January 26, 2009.

The landlord submits that the following damages have resulted from the tenant failing to clean the rental unit and to replace and/or repair damaged drapes:

4 hours of cleaning at \$25.00 per hour	\$100.00
Replacement light bulbs	\$2.33
Replacement of broken blinds with rods and drapes	\$193.72

Replacement screen to bedroom window	\$19.04
Carpet cleaning	\$94.50
Recovery of filling fee paid for this application	\$50.00
Total	\$459.59

The landlord provided photographic evidence in support of this application. The photographs show that the rental unit was left in a very unclean state and depict the broken blinds. The landlord also provided copies of receipts supporting the amounts claimed.

Analysis

I grant the landlord's application in part. I accept all the amounts claim by the landlord except for the amount claimed for the replacement of the blinds. I find that this sum is to be depreciated to reflect that the original blinds were approximately seven years old and had a depreciated value. As a result I only grant the landlord 30 percent of the amount claimed to replace the blinds for the sum of \$58.12.

I find that the landlord has established a total monetary claim for the sum of \$323.99. I grant the landlord a monetary Order for this sum. This Order may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

Conclusion

The landlord's application is granted.

Dated May 19, 2009.

Dispute Resolution Officer