



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MND, MNDC, FF

Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments 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 7, 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 a monitor order for \$1020.00. The applicant is also requesting that the respondent bear the cost of the filing fees paid for this hearing in the amount of \$50.00.

Background and Evidence

The applicant testified that:

- The respondent left a rental unit in extremely dirty condition and even intentionally left numerous blood streaks on the walls, which was of great concern as the respondent was HIV-positive.
- The respondent also left a large amount of damage in the rental unit and as a result the landlord had to do extensive repairs and painting.

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- The respondent also failed to return any of the keys and in fact when he vacated, he left that rental unit wide open and as a result the landlord had to have the locks changed.

The landlord is therefore asking for an order for the following:

Cleaning the suite	\$492.19
Paint and painting	\$308.06
Filing fee	\$50.00
Total	\$1070.00

Analysis

It is my finding that the landlord has shown that the tenant left this rental unit in need of extensive cleaning and repairs and therefore I've allowed the full amount claimed.

Conclusion

I have issued an order for the respondent to pay \$1070.00 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: June 01, 2009.

Dispute Resolution Officer