



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNSD, MNDC, MND, O, 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 respondents did not join the conference call that was set up for the hearing.

The Notice of Hearing and the Arbitration papers were served on the respondents by registered mail that was mailed on March 11, 2009 and therefore are deemed served 5 days later even if the respondents refuse to accept them.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for a monetary order for \$3175.00 for damages and cleaning that was required at the end of this tenancy.

Background and Evidence

The applicant/landlord testified that:

- The tenants left the rental unit in extremely dirty and damaged condition at the end of the tenancy.
- The carpets in the rental unit were badly stained and had to be replaced.
- There were over 247 nail and screw holes in the walls and the walls all had to be repaired and repainted.
- The tenants failed to return the remote and the front door keys.



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- There was a broken crisper in the refrigerator.
- The stove was chipped and dirty.

As a result the landlord had the following costs:

Missing remote	\$75.00
Extensive cleaning	\$200.00
One half the cost of carpet replacement	\$700.00
Extensive repairs	\$2125.00
Total	\$3175.00

The applicants are also asking that the tenant bear the \$50.00 cost of the filing fee paid for today's hearing.

Analysis

It is my finding that the landlord has shown that the tenants left the rental unit in very poor condition and in need of extensive cleaning and repairs. I've therefore allow the full amount claimed by the landlords, including the filing fee.

Conclusion

I've issued an order for the respondents to pay \$3225.00 to the applicants

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 05, 2009.

Dispute Resolution Officer