



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes FF, MNDC, MNR, MNSD

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 applicants the opportunity to testify at the hearing.

The respondents were served with notice of the hearing by registered mail that was mailed on March 11, 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 monetary order for \$1550.00. Applicants are also requesting that the respondents bear the \$50.00 cost of the filing fee paid for this hearing.

Background and Evidence

Applicants testified that:

- The tenants vacated the rental unit on March 15, 2009 leaving \$350.00 rent outstanding for January 2009 and \$700.00 rent outstanding for February 2009.
- The tenants broke a glass door in the master bedroom of the rental unit.
- Tenants broke a window in the dining room of the rental unit.

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- At the end of the tenancy the rental unit was in need of cleaning, carpets need shampooing, and there was a large pile of wooden pallets that had to be removed from the rental property.
- The tenants also left outstanding utility bills at the end of the tenancy.

Applicants are therefore asking for the following:

Outstanding January 2009 rent	\$350.00
Replace broken glass door	\$150.00
Replace broken dining room window	\$50.00
Cleaning and junk removal	\$100.00
Outstanding utilities	\$118.74
Filing fee	\$50.00
Total	\$1518.74

Analysis

I've allow the full amount claimed by the landlords. The tenants failed to pay rent, did substantial damage to the rental unit, left the rental unit in need of cleaning and junk removal, and left outstanding utility bills.

The tenants are required to pay rent for the period they lived in the rental unit, they're liable for any damages they caused and they're liable for any cleaning required at the end of the tenancy. The tenants were also required to pay their own utilities and failed to do so.

I find the amounts claimed by the landlords for repairs and cleaning to be reasonable.



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Conclusion

I've issued an order for the tenants to pay \$1518.74 to the landlords. I therefore order that the landlord(s) may retain the full security deposit plus interest:

\$351.19

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

\$1167.55

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 09, 2009.

Dispute Resolution Officer