



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes 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 applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on May 21, 2009, and 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 \$587.00 and a request for an order that the respondent bear the \$50.00 filing fee paid for this hearing.

Background and Evidence

The applicant testified that:

- The tenant left the rental unit in need of extensive cleaning including suite cleaning window and blind cleaning carpet cleaning and carpet stain removal.
- The tenant left damage to the wall in doorframe.
- The tenant left numerous light bulbs missing or burned out.
- The tenant failed to return the parking remote.
- The tenant also failed to pay \$12.00 of April 2009 rent.

The applicant is therefore requesting the following:

Suite cleaning	\$140.00
Steam cleaned carpets	\$85.00
Carpet stain removal	\$90.00
Wall in doorframe repair	\$25.00
Light bulbs	\$15.00
April rent outstanding	\$12.00
Parking remote	\$100.00
Filing fee	\$50.00
Total	\$637.00

The applicant is therefore requesting an order allowing them to keep the full security deposit plus interest towards his claim and then a monetary order be issued for the difference.

Analysis

It is my decision that the applicant has established the full claim requested. The evidence provided clearly shows that the rental unit was left in need of substantial cleaning and repairs. I also accept the \$12.00 of April rent was not paid in the parking remote was not returned.

Conclusion

I have allowed the full claim of \$637.00. I therefore order that the landlord(s) may retain the full security deposit plus interest:

\$ 630.96



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

\$ 6.04

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: August 17, 2009.

Dispute Resolution Officer