



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes FF, MNDC, MNSD, O

Introduction

Some documentary 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 were both served with notice of the hearing by Registered Mail that was mailed on July 23, 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 an order allowing the landlord to retain \$344.00 of the security deposit. The applicant is also requesting to be allowed to retain a further \$50.00 to cover the cost of the filing fee that was paid for this hearing.

Background and Evidence

The applicant testified that:

- The tenants left the rental unit in a very dirty condition and as a result the landlords had to do 10 hours of cleaning.
- The tenants also left the carpets in need of cleaning and of stain removal.



Dispute Resolution Services

Page: 2

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The applicant is therefore filed a claim as follows:

10 hours of cleaning at \$25.00 per hour	\$250.00
Stain removal from carpets	\$15.00
Filing fee	\$50.00
Total	\$394.00

The applicant is requesting an order to retain \$394.00 of the security deposit in satisfaction of this claim.

Analysis

It is my decision that I will allow the full amount claimed by the landlord.

I accept the landlord's testimony that the rental unit was left in need of cleaning, carpet cleaning, and carpet stain removal, and it is my finding that the amounts claimed by the landlord are reasonable.

Conclusion

I hereby order that the landlord(s) may retain \$394.00 of the \$424.00 security deposit, and the remaining \$30.00, plus interest of \$15.02, for a total of \$45.02 must be returned to the tenants.

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: October 06, 2009.

Dispute Resolution Officer