



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes FF, MND, MNSD, MNR

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 were both properly served with served with notice of the hearing, 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 \$4174.64.

Background and Evidence

The applicant testified that:

- Rent for this rental unit, including parking, is \$1350.00 per month.
- The tenant's July 2009 rent cheque went NSF.
- The tenants vacated on August 2, 2009 without giving proper Notice to End Tenancy and as a result the landlord also lost the full August 2009 rental revenue.
- The tenants left the rental unit in need of extensive cleaning.
- The tenants failed to return the fireplace remote, and it had to be replaced.

Residential Tenancy Branch
Ministry of Housing and Social Development

- The tenants left the carpets in the rental unit dirty and stained and they had to be cleaned.
- The tenants failed to return the keys to the rental unit and therefore a locksmith was required to change the locks.

The applicant is therefore asking for the following:

July 2009 rent	\$1350.00
NSF bank charge	\$25.00
Cleaning labour	\$450.00
Cleaning supplies	\$81.64
Fireplace remote	\$79.05
Carpet cleaning	\$124.95
Locksmith	\$114.00
Filing fee	\$50.00
Total	\$3624.64

The applicant is rent requesting an order that the landlord be allowed to retain the full security deposit towards this claim and that a monetary order be issued for the difference.

Analysis

It is my decision that the landlord has established the full claim listed above.

The tenants failed to pay July 2009 rent, and failed to give the proper Notice to End Tenancy, and therefore they are liable for any loss of rental revenue that results.

The tenants also left the rental unit in need of extensive cleaning and carpet cleaning.



Dispute Resolution Services

Page: 3

Residential Tenancy Branch
Ministry of Housing and Social Development

The tenants failed to return the keys to the rental unit and the fireplace remote was missing at the end of the tenancy.

Conclusion

I have allowed the full claim of \$3624.64. I therefore order that the landlord(s) may retain the full security deposit:

\$650.00

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

\$2974.64

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 28, 2009.

Dispute Resolution Officer