



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

A substantial amount of documentary 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 July 17, 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 keep the full security deposit plus interest and a request that a monetary order in the amount of \$545.75 be issued against the respondents. The applicant is also requesting that the respondents bear the \$50.00 cost of the filing fee that was paid for this hearing.

Background and Evidence

The applicants testified that:

- The respondents had signed a one-year lease that ends on December 2009.
- The tenants vacated prior to the end of the lease and without giving the proper notice and as a result the landlords lost the full July 2009 rent of \$690.13.
- The tenants also left the rental unit in need of extensive cleaning and therefore the landlord is asking for \$90.00 and cleaning.



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- The tenants also left the carpets in the rental unit dirty and in need of cleaning and a cost of \$75.00.

Analysis

It is my finding that the landlords have shown that the tenants failed to give the proper Notice to End Tenancy and therefore I allow the claim for a July 2009 rent of \$698.13.

It is also my finding that the landlords have shown that the tenants failed to clean the rental unit and therefore I allow both the claim for cleaning of \$90.00 and for carpet cleaning of \$75.00.

I further ordered that the respondents bear the \$ 50.00 cost of the filing fee paid for this hearing.

Conclusion

I have allowed the landlords full claim of \$913.13. I therefore order that the landlord may retain the full security deposit plus interest:

\$317.38

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

\$595.75

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: November 03, 2009.

Dispute Resolution Officer