



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MND, (MNSD), FF

Introduction

This matter dealt with an application by the Landlords for compensation for cleaning expenses and to recover the filing fee for the proceeding as well as to keep the Tenant's security deposit in partial payment of those amounts.

Issues(s) to be Decided

1. Are the Landlords entitled to compensation for cleaning expenses?
2. Are the Landlords entitled to keep the Tenant's security deposit?

Background and Evidence

This tenancy started on July 1, 2005 and ended on August 1, 2009. Rent was \$375.00 per month. The Tenant paid a security deposit of \$187.50 at the beginning of the tenancy.

The Landlords said the Tenant did not clean the rental unit at the end of the tenancy and as a result, they had to spend approximately 9 hours doing general cleaning and carpet cleaning. The Tenant did not dispute that she did not clean the rental unit at the end of the tenancy.

Analysis

Section 37 of the Act says that at the end of a tenancy, a Tenant must leave a rental unit reasonably clean and undamaged except for reasonable wear and tear. I find that the Tenant did not clean the rental unit at the end of the tenancy and that the Landlords are entitled to compensation for their labour. Consequently, I award the Landlords \$180.00 representing 9 hours of cleaning at \$20.00 per hour. I also find that the Landlords are entitled to recover their \$50.00 filing fee for this proceeding.

I order the Landlords pursuant to s. 38 of the Act to keep the Tenant's security deposit in partial payment of the monetary award. The Landlords will receive a monetary order for the balance owing as follows:



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Cleaning:	\$180.00
Filing fee:	<u>\$50.00</u>
Subtotal:	\$230.00
Less: Security deposit:	(\$187.50)
Accrued interest:	<u>(\$6.64)</u>
Balance owing:	\$35.86

Conclusion

A monetary order in the amount of **\$35.86** has been issued to the Landlords and a copy of it must be served on the Tenant. If the amount is not paid by the Tenant, the Order may be filed in the Provincial (Small Claims) Court of British Columbia and enforced as an Order of that Court.

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 30, 2009.

Dispute Resolution Officer