



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MND, MNR, MNSD, FF

### 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 September 9, 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 a monetary order for \$2198.50. The applicant is also requesting the respondent bear the \$50.00 cost of the filing fee that was paid for this dispute resolution hearing and that the landlord be allowed to retain the full security deposit plus interest towards this claim.

### Background and Evidence

The applicant testified that:

- The tenant left the rental unit in extremely dirty and damaged condition and as a result an extensive amount of cleaning and repairs needed to be done.

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- The tenant abandoned the rental unit without giving any notice and as a result the landlord lost the full July 2009 rental income.
- The tenant also failed to return the tenant manual that was given to her at the beginning at the tenancy.

The applicant is therefore requesting a claim as follows:

Cleaning	\$250.00
Carpet cleaning	\$90.00
Drape cleaning	\$133.50
Replace bathroom and bedroom doors	\$300.00
July 2009 rent	\$1005.00
Replace tenant manual	\$10.00
Filing fee	\$50.00
Total	\$2248.50

## Analysis

The landlord has supplied substantial photo evidence that shows that the tenant left this rental unit in extremely poor condition and in need of extensive cleaning and repairs. I therefore I allow the full amount claimed by the landlord for cleaning and repairs.

The tenant also failed to pay any rent for the month of July 2009, and vacated midmonth without notice and as a result the landlord lost the full rental revenue for the month of July 2009. I therefore allow the claim for the lost rental revenue as well.

The tenant was given a tenants manual at the beginning of the tenancy and agreed that if it was not returned, a \$10.00 fee would be charged and therefore since it was not returned I also allow the claim for the \$10.00 fee.



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

## Conclusion

I have allowed the landlords full claim of \$2248.50. I therefore order that the landlord(s) may retain the full security deposit plus interest:

\$492.30

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

\$1756.20

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: December 09, 2009.

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Dispute Resolution Officer