



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MND, MNR, FF

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution for monetary order for unpaid utilities and cleaning.

### Issues(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary Order for unpaid utilities; for cleaning at the end of the tenancy and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to sections 67 and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

The landlord provided written confirmation of the outstanding utilities. The confirmation included copies of bills for the appropriate period of time and for the correct address and a spreadsheet outlining the tenant's portion required. The outstanding amount owed by the tenant for utilities totals \$446.89.

The landlord also provided receipts for monies spent on cleaning the rental unit at the end of the tenancy in the amount of \$485.00 and a letter from the cleaner supporting the financial claim.

The tenant did not attend the hearing or provide any written evidence against the landlord's claim.

### Analysis

Section 37 of the Act states the tenant must leave the rental unit reasonably clean and undamaged except for reasonable wear and tear at the end of a tenancy. As the tenant has not provided any evidence disputing the condition of the rental unit at the end of the tenancy, I find the landlord has provided sufficient evidence to support her claim to the outlined costs.

Conclusion

I find that the landlord is entitled to monetary compensation pursuant to Section 67 and therefore grant a monetary order in the amount of **\$981.89** comprised of \$446.89 utilities owed, \$485.00 for cleaning and carpet cleaning and the \$50.00 fee paid by the Landlord for this application. This order must be served on the tenant and may be filed in the Provincial Court (Small Claims) 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: January 04, 2010.

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Dispute Resolution Officer