

## **DECISION**

Dispute Codes      MNR, MND, FF

### Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted. 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 February 1, 2010, 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 was a request for a monetary order for \$13,037.67, however at the hearing the applicant stated that they all are a have an order for \$3182.30 that was included in this application and should not have been. The reduced claim is therefore \$9,855.33. The applicant is also requesting that the respondent bear the \$100.00 cost of the filing fee it was paid for the application for dispute resolution.

### Background and Evidence

The applicant testified that:

- The tenant left the rental unit and extremely dirty and damaged condition of the end of a tenancy at also failed to return any keys.
- The interior and the exterior of the rental unit had an extensive amount of garbage left behind and the garbage removal was extremely expensive.
- Damages included damage to drywall, damage to kitchen, damage to sundeck, damage to bathroom, missing doors, door hardware removal, light fixture

damage, fireplace damage, baseboard heater damage, and the carpets badly damaged.

- The tenant even installed all bar in the living room without permission and remove the carpet from behind the area of the bar.
- The tenant also allowed his three dogs to dig up be exterior the property, and therefore it all had to be filled and leveled.
- The tenant also failed to pay his Hydro bill.

The applicant is therefore requesting a claim as follows:

|   |           |
|---|-----------|
| Garbage removal, locksmith costs, and yard work | \$3428.25 |
| Replace carpets                                 | \$3850.00 |
| B.C. Hydro bill                                 | \$157.08  |
| Filing fee                                      | \$100.00  |
| Total   | \$9955.33 |

### Analysis

The landlord has supplied ample evidence to support the majority of his claim. It's obvious this rental unit was left in extremely poor condition, with an extensive amount of garbage left behind an extreme damages.

The tenant is also supplied sufficient evidence to support the amounts he is claiming, however I will reduce the amount allowed for carpets to 50% of the amount claimed, because these carpets were five years old and therefore I must take into consideration five years normal depreciation and since the life of carpets is approximately 10 years, I will allow half the amount claimed.

### Conclusion

I have issued an order for the respondent to pay \$7,930.33 to the applicant.

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: June 01, 2010.

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Dispute Resolution Officer