

## **DECISION**

Dispute Codes      MND, MNR, FF

### Introduction

Some documentary 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 hand on February 6, 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 is a request for a monetary order for \$3137.35. The applicant is also requesting an order that the respondent bear the \$50.00 cost of the filing fee that was paid for this application for dispute resolution.

### Background and Evidence

The applicant testified that:

- The tenant did not vacate the rental unit until the end of January 2010.
- The tenant did not pay any rent for the month of January 2010.
- The tenant also left an extensive amount of damage to the interior of the rental unit and left the interior and exterior in need of extensive cleaning and garbage removal.

The applicant is therefore requesting an order as follows:

Cleaning and repairs	\$987.35
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Filing fee	\$50.00
Total	\$3187.35

### Analysis

It is my finding that the landlord has shown that the tenant left the rental unit in need of substantial cleaning and repairs and therefore I allow the full amount claimed for cleaning and repairs.

The tenant is also liable for the full rent for the month of January 2010, as she did not vacate the rental unit until the end of January 2010.

I also allow the landlords claim for the filing fee.

### Conclusion

I have issued an order for the respondent to pay \$3187.35 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: May 28, 2010.

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Dispute Resolution Officer