

## **DECISION**

Dispute Codes      FF, MND, MNR, OPR

### 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 June 7, 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 \$8,955.14 and the applicant is also requesting that the respondent bear the \$100.00 cost of the filing fee.

### Background and Evidence

The applicant testified that:

- The tenant moved into the rental unit at the end of January 2010 and agreed to pay rent of \$1900.00 per month.
- The tenants first month rent cheque and security deposit cheque both bounced
- The tenant lived in the rental unit for four months and failed to pay any rent.
- When the tenants vacated she left the rental unit in filthy condition, and left carpet stain so badly some had to be replaced.
- The carpets were only four years old.

The applicant is therefore requesting a claim as follows:

Outstanding rent	\$7,600.00
Stair nosing	\$112.19
Labour to remove carpet & install linoleum	\$400.00
Cleaning of duplex	\$200.00
Carpet cleaning	\$183.75
Filing fee	\$100.00
Total	\$9,055.14

### Analysis

It is my decision that I will allow the majority of the applicants claim.

I allow the full \$7,600.00 amount claimed for outstanding rent, as the tenant lived in the rental unit for that period of time and failed to pay any rent.

I will allow the full \$383.75 amount claimed for cleaning and carpet cleaning, as the rental unit was left in extremely dirty condition.

I will allow \$582.83 of the claim for replacing the carpet that was damaged by the tenant. The carpet was four years old and since carpet has a life expectancy of approximately 10 years I have reduced the amount by 40% for normal depreciation.

I also allow the full \$100.00 claim for the filing fee.

### Conclusion

I have issued an order for the respondent to pay \$8,666.58 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: July 22, 2010.

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Dispute Resolution Officer