

DECISION

Dispute Codes FF, MNR, MNSD

Introduction

A substantial amount of 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 registered mail that was mailed on April 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 is a request for a monetary order for \$1400.00, and a request that the applicant be allowed to retain the full security deposit towards this claim.

Background and Evidence

The applicants agent testified that:

- The tenants vacated the rental unit on October 31, 2009.
- The tenant failed to pay the full \$1250.00 rent for the month of October 2009.
- The tenant also left the rental unit in need of substantial cleaning.

The applicant is therefore requesting an order as follows:

Rent outstanding for October 2009	\$1250.00
Filing fee	\$50.00
Total	\$1400.00

Analysis

It is my decision that I will allow the full amount claimed by the landlord.

The tenant lived in the rental unit until the end of October 2009 and therefore should have paid the full October 2009 rent.

It is also my finding that the landlord has shown that the rental unit was left in need of substantial cleaning and therefore I also allow the claim for cleaning.

Having allowed the applicants full claim I also order the respondent bear the cost of the filing fee that was paid for the application for dispute resolution.

Conclusion

I have i allow the full claim of \$1400.00. I therefore order that the landlord(s) may retain the full security deposit plus interest:

\$625.00

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

\$775.00

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 23, 2010.

Dispute Resolution Officer