

DECISION

Dispute Codes MND, MNDC, MNSD, FF

Introduction

A substantial amount of documentary evidence, photo 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 June 13, 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 \$143.95 and a request that the respondent bear the \$50.00 cost of the filing fee that was paid for the application for dispute resolution, for a total order of \$193.95. The applicant is also asking to keep a portion of the security deposit towards this claim.

Background and Evidence

The applicant testified that:

- The tenant left the carpets in the rental unit absolutely filthy and stained and as a result they had to be cleaned at a cost of \$103.95.
- The tenant also left the rental unit in need of substantial general cleaning at a cost of \$40.00.

- They therefore believe that the tenant should be held liable for these costs and that they should be allowed to deduct the amounts from the security deposit, along with the filing fee.

Analysis

Is my decision that the landlords have shown that the tenant left the carpets in the rental unit in need of cleaning. The photo evidence provided by the landlord's shows that these carpets were left extremely dirty and stained.

The landlords have also shown that the rental unit was left in need of general cleaning, and I find the amounts claimed by the landlord for cleaning to be extremely reasonable.

I therefore allow both the claims for carpet cleaning and general cleaning and further order that the tenant bear the cost of the filing fee.

Conclusion

I hereby order that the landlords may retain \$193.95 of the tenant's security deposit, and the remainder is to be returned to the tenant.

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: October 25, 2010.

Dispute Resolution Officer