



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes                      MND, MNDC, FF

### 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 June 23, 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 \$956.35, and the applicant is also requesting that the respondent bear the \$50 and zero sent cost of the filing fee that was paid for the applications for dispute resolution.

### Background and Evidence

The applicant testified that:

- The tenant requested that the locks be changed on the rental unit and agreed to pay for that change however she failed to do so.
- When the tenant moved out of the rental unit she left the rental unit in an extremely dirty condition and as a result they had to have the premises and the carpets professionally cleaned.
- The tenants also left a window in the rental unit broken and it had to be replaced.



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- The tenant also left the towel bar and the tissue holder broken in the rental unit and they had to be replaced.

The applicants are therefore requesting an order as follows:

cost to change locks	\$33.00
Carpet cleaning	\$52.50
Last replacement	\$238.16
Repaired towel bar and tissue holder	\$34.19
Filing fee	\$50
Total	\$1006.35

## Analysis

Is my finding that the applicant has shown that the tenants left the rental unit in need of extensive cleaning and repairs, and therefore I allow the full amount claimed by the landlord.

The photo evidence provided shows an extremely dirty and damaged rental unit and it's understandable that it would be quite expensive to clean and repaired this unit.

## Conclusion

I have issued an order for the respondent to pay \$1006.35 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: November 05, 2010.

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Dispute Resolution Officer