



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      FF, MND, MNDC

### 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 hand on July 30, 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 \$6,274.35 and a request that the respondent bear the \$100.00 cost of the filing fee that the applicants paid for their application for dispute resolution.

### Background and Evidence

The applicants testified that:

- The tenant left extensive damage when he vacated the rental unit and also left the unit in need of extensive cleaning.
- The walls in the rental unit were extremely damaged and as a result had to be repaired primed and painted.

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- The fridge stove and dishwasher in the rental unit were all destroyed and as a result had to be replaced. They were replaced with used items.
- The furnace thermostat had been destroyed.
- Numerous blinds in the rental unit had been destroyed and had to be replaced.
- The tenant also caused extensive damage to the flooring in the rental unit and as a result the majority of the flooring was replaced with laminate flooring.

The applicants are therefore requesting an order as follows:

Wall repairs and priming	\$500.00
Thermostat	\$10.00
Used fridge, stove, and dishwasher	\$600.00
Fittings for appliances	\$72.31
Blinds	\$351.28
Repairs to flooring	\$4315.50
Filing fee	\$100.00
Total	\$6374.35

## Analysis

The landlord has provided substantial evidence that shows that the tenant left this rental unit in need of extensive repairs and cleaning.

It is my finding that the landlords took reasonable steps to repair the unit in an economical manner and therefore I will allow the majority of the applicants claim.

The only portion of the claim that I will not allow in full, is the claim for repairs to the flooring. Awards for damages are intended to be restorative, meaning the award should place the applicant in the same financial position had the damage not occurred. Where an item has a limited useful life, it is necessary to reduce the replacement cost by the



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depreciation of the original item. In this case the landlords testified that the flooring although in good condition was fairly old, and therefore it is my decision that I will only allow 1/2 the amount claimed for repairs to the flooring.

Therefore the total amount of the claim that I have allowed is \$4116.60.

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

## Conclusion

I have issued an order for the respondent to pay \$4216.60 to the applicants.

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: December 17, 2010.

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Dispute Resolution Officer