



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes MND, MNSD, MNR, 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 August 4, 2010, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for a monetary order for \$654.53. The applicant is also requesting that the respondent bear the \$50.00 cost of the filing fee that was paid for the application for dispute resolution.

Background and Evidence

The applicant testified that:

- When the tenant vacated the smoke alarm was missing from the rental unit.
- The tenant also destroyed the toilet in the rental unit and it had to be replaced.
- The tenant did not give the required one clear month Notice to End Tenancy and as a result he lost one half a month's rent.
- The tenant also left the rental unit with dirty stain carpets and they had to be cleaned.

The applicant is therefore requesting an order as follows:

Replace smoke alarm	\$30.00
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Lost rental revenue for July 2010	\$390.00
Carpet cleaning	\$99.25
Filing fee	\$50.00
Sub Total	\$1094.53
Less security deposit	- \$390.00
Total	\$704.53

Analysis

It is my finding that the landlord has shown that the tenant caused the above damages, and in fact damages were listed on the move-out inspection report and the tenant signed that he agreed with the condition inspection report.

The tenant also agreed to allow the landlord to keep the full security deposit towards the claim.

Therefore I allow the landlords full claim.

Conclusion

I have issued an order for the respondent to pay \$704.53 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: December 29, 2010.

Residential Tenancy Branch