



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes:

OPR; MND

Introduction

This is the Landlord's application for an Order of Possession and a Monetary Order for the estimated cost of cleaning the rental unit.

Preliminary Matter

At the outset of the Hearing the parties acknowledged that the Tenant has moved out of the rental unit.

The Landlord stated that his application was for \$300.00 for the estimated cost of cleaning the rental unit. He testified that he was withdrawing this application because he had been advised that cleaning alone would not be sufficient to eliminate the smell of cat urine in the rental unit. He stated that he was in the process of getting estimates for the cost of removing and replacing the carpets.

Anaylisis

The Tenant has moved out of the rental unit and the Landlord has regained possession. Therefore the Landlords do not require an Order of Possession and this portion of their application is dismissed.

The Landlords have withdrawn their application for a monetary award in the amount of \$300.00 for the estimated cost of cleaning the rental unit and therefore this portion of

their application is dismissed. The Landlords are at liberty to apply for damages to the rental unit if they so desire.

Conclusion

The Landlords' application is dismissed. The Landlords are at liberty to file an application for damages to the rental unit should they so desire.

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: January 19, 2011.
