



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND, MNDC, MNSD

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 applicant testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on July 14, 2011 to the forwarding address given by the respondents, however the respondent(s) 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 in the amount of \$1137.16, a request for recovery of the \$50.00 filing fee, and a request to retain the full security deposit of \$380.00 towards the claim.

Background and Evidence

The applicant testified that:

- When the tenants moved out of the rental unit they left the unit in need of a significant amount of cleaning and repairs.

- The carpets in the rental unit were left stained and dirty and the drapes in the rental unit were left stained and dirty.
- The whole rental unit was also left quite dirty and in need of significant cleaning.
- A bifold door in the rental unit had two large holes as though it had been punched, and as a result had to be replaced.
- There were burn holes in the carpet.
- There were numerous nail holes that had to be filled.
- The ceiling above the ceiling fan was so filthy and greasy it could not be cleaned and as a result had to be repainted.
- They have supplied photo evidence in support of all these claims.

The applicants are therefore requesting an order as follows:

Carpet cleaning	\$92.96
Cleaning by a cleaning company	\$109.20
Cleaning by building manager	\$75.00
Replace bifold doors	\$346.00
Repair carpet	\$196.00
Paint to bifold doors	\$168.00
Fill nail holes and paint above ceiling light	\$120.00
Filing fee	\$50.00
Total	\$1187.16

Analysis

It is my finding that the landlord has shown that this rental unit was left in need of significant cleaning and repairs and therefore I allow the full amount claimed by the landlord.

The landlord has supplied photo evidence that shows as this rental unit was left in very poor condition, and has given direct testimony as to the poor condition of the rental unit at the end the tenancy.

It is also my decision that the amounts claimed for cleaning and repairs are actual and reasonable.

Conclusion

I have allowed the landlords full claim of \$1187.16 and I therefore order that the landlords may retain the full security deposit of \$380.00, and I have issued a monetary order in the amount of \$807.16

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 05, 2011.

Residential Tenancy Branch