



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This was an application by the tenant to cancel a one month Notice to End Tenancy for cause. The hearing was conducted by conference call. The tenant and the landlord's representatives participated in the hearing

Issue(s) to be Decided

Should the Notice to End Tenancy dated August 30, 2011 be cancelled?

Background and Evidence

The tenant's rental unit was infested with bedbugs. It was treated by a pest control company on two occasions. The pest control company advised the landlord that the rental unit needed to be clean and if it was not properly cleaned the bedbug problem would return and spread to other units. The landlord gave the tenant proper written notice and inspected the rental unit on or about September 29, 2011. Pictures submitted by the landlord show that the rental unit was not cleaned and there were dead bugs littering the floor and carpet.

The tenant testified that since the pictures were taken he has performed an extensive cleanup and significantly reduced the clutter in the rental unit. He said that he wants to have the carpet steam cleaned.

Conclusion

Based on the tenant's testimony that he has cleaned the rental unit, I find that the Notice to End Tenancy to end tenancy should be cancelled and the tenancy should continue. The landlord will inspect the rental unit and if it has concerns about the condition or cleanliness of the rental unit it may issue another Notice to End Tenancy. Steam cleaning the carpets is the tenant's responsibility, but the landlord has agreed to

have the carpets steam cleaned at the tenant's expense and it will be the responsibility of the tenant to pay the landlord's bill for carpet cleaning after it is presented to him.

I allow the tenant's application. The Notice to End Tenancy dated August 30, 2011 is hereby cancelled.

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 07, 2011.

Residential Tenancy Branch