



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order. The landlord presented evidence showing that on November 17, 2011, the tenants were served with the application for dispute resolution and notice of hearing via registered mail. The landlord's agent testified that according to the Canada Post website, the registered letters were collected by both tenants on November 23. I found that the tenants had been properly served with notice of the claim against them and the hearing proceeded in their absence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The undisputed evidence of the landlord is as follows. At the end of the tenancy, the tenants failed to clean the rental unit and failed to remove belongings and garbage from the rental unit and yard. The landlord presented evidence that \$85.00 was paid to dump the items, garbage and debris left behind, that \$162.50 was paid to clean carpets and that \$600.00 was paid to clean the unit and yard. The landlord seeks to recover these costs as well as the \$50.00 filing fee paid to bring this application.

Analysis

I accept the undisputed evidence of the landlord and testimony of the landlord's agent. I find that the tenants failed to adequately clean the rental unit and yard area at the end of the tenancy and I find that the landlord is entitled to recover the costs of clean-up. I award the landlord \$897.50 which represents \$85.00 for garbage disposal, \$162.50 for carpet cleaning, \$600.00 for cleaning and \$50.00 for the filing fee.

Conclusion

I grant the landlord an order under section 67 for \$897.50. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

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: February 01, 2012

Residential Tenancy Branch