



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MND, MNR

### Introduction

Some documentary evidence, photo evidence, and written arguments have 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(s) testified that the respondent was served with notice of the hearing by registered mail that was mailed on June 6, 2012, however the respondent 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 \$550.00 and a request for recovery of the \$50.00 filing fee.

### Background and Evidence

The applicant testified that:

- The tenant signed an agreement (copy attached) to pay outstanding utilities in the amount of \$428.72, however the tenant has failed to pay any of the outstanding utilities.
- The tenant also left the rental unit in need of extensive cleaning and repairs (see photos).

The applicant is therefore requesting an order as follows:

utilities outstanding	\$428.72
Cleaning and carpet cleaning	\$121.28
Filing fee	\$50.00
Total	\$600.00

### Analysis

It is my finding that the landlord has shown that the tenant agreed to pay \$428.72 in utilities and has failed to do so and therefore I allow the landlords claim for those outstanding utilities.

It is also my finding that the tenant left this rental unit and in need of extensive cleaning and carpet cleaning and I find the landlords claim to be very reasonable. I therefore also allow the claim for cleaning and carpet cleaning.

I also allow recovery of the filing fee.

### Conclusion

I have issued an order for the respondent to pay \$600.00 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: August 01, 2012.

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Residential Tenancy Branch