



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND

Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for a monetary order for \$750.00.

Background and Evidence

The applicant stated that:

- Even though there was a no pet clause in the tenancy agreement the respondent kept a dog that urinated on the carpeted bedroom area causing a smell that would not go away.
- As a result the carpet had to be replaced at a total cost of \$700.00.
- The damage carpet that had to be replaced was approximately 14 years old.

Decision and reasons

Awards for damages are intended to be restorative, meaning the award should place the applicant in the same financial position had the damage not occurred. Where an item has a limited useful life, it is necessary to reduce the replacement cost by the depreciation of the original item.

The useful life of carpets is considered to be approximately 10 years, after which they are considered to be completely depreciated and of no value.

The applicant has stated that this carpet was 14 years old, and therefore the carpet that is in dispute today, is considered to be completely depreciated and of no value.

Therefore I will not allow the claim for the replacement cost of this carpet.

Conclusion

This application is dismissed in full without leave to reapply.

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: September 06, 2012.

Residential Tenancy Branch