



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, FF

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 was served with notice of the hearing by registered mail on October 18, 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 \$140.00 and request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- The tenant moved out of this rental unit on September 30, 2012, however the tenant left the rental unit in need of significant cleaning.
- They have supplied photo evidence to show the condition of the stove, walls, toilet and oven etc.
- As a result they had to have the rental unit cleaned, at a cost of \$140.00, and therefore they're asking for recovery of that cost.
- They are also requesting recovery of their \$50 filing fee.

Analysis

It is my finding that the applicants have shown that this rental unit was left in need of significant cleaning, and therefore I allow the full amount claimed.

Under the Residential Tenancy Act a tenant is responsible to maintain "reasonable health, cleanliness and sanitary standards" throughout the premises. Therefore the landlord might be required to do extra cleaning to bring the premises to the high standard that they would want for a new tenant. The landlord is not entitled to charge the former tenants for the extra cleaning. In this case however it is my decision that the landlords have shown that the tenants failed to meet the "reasonable" standard of cleanliness required.

The photo evidence clearly shows that this unit was left very dirty.

Conclusion

I've issued an order for the respondent pay \$190.00 to the applicant's.

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: January 16, 2013

Residential Tenancy Branch

