



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Limited
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FF, MND, MNR, MNSD

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(s) were served with notice of the hearing by registered mail that was mailed November 19, 2012; however the respondent(s) 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 in the amount of \$924.10, a request for recovery of the \$50.00 filing fee, and a request to retain the full security deposit of \$325.00 towards the claim.

Background and Evidence

The applicant testified that:

- The tenants failed to pay the October 2012 rent even though they did not vacate the rental unit until October 31, 2012.
- The tenants also left the rental unit in a very dirty condition and as a result the carpets had to be cleaned, and the rental unit had to be cleaned.
- The tenants also left a large amount of belongings behind and as a result those belongings had to be packed up.
- They have provided photo evidence to show the condition in which the rental unit was left.

The applicants are therefore requesting a reduced monetary order as follows:

October 2012 outstanding rent	\$650.00
October 2012 late fee	\$25.00
Carpet cleaning	\$89.60
General cleaning	\$27.00
Packing tenants belongings	\$54.00
Filing fee	\$50.00
Total	\$895.60

They further request an order allowing them to keep the full security deposit towards the claim and request that a monetary order be issued for the difference.

They withdraw their claim for key and lock replacement.

Analysis

It's my finding that the applicants have established the full reduced amount claimed.

The tenants were in the rental unit to the end of October 2012, however they failed to pay any rent for that month and therefore they are still liable for that outstanding rent.

Landlords have supplied photo evidence that shows that the rental unit was left in need of significant cleaning and the large amount of belongings were left behind and I find that the amounts claimed for cleaning, carpet cleaning, and packing of the tenants belongings are also justified.

I also allow the request for recovery of the filing fee.

Conclusion

I have allowed the full reduced claim of \$895.60, and I therefore ordered that the landlords may retain the full security deposit of \$325.00, and I've issued a monetary order in the amount of \$570.60.

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 20, 2013

Residential Tenancy Branch

