



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Landmark Realty Mission Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND and FF

Introduction

This hearing was convened on the landlord's application of December 19, 2012 seeking a Monetary Order for the costs of cleaning and damage to the rental unit, and recovery of the filing fee for this proceeding.

Issue(s) to be Decided

Is the landlord entitled to a Monetary Order for the claims submitted?

Background. Evidence and Analysis

This tenancy began on June 15, 2009 and ended on or about November 24, 2012 pursuant to a Notice to End Tenancy for unpaid rent. Rent was \$850 per month and the \$425 security deposit was awarded to the landlord in set off against rent in a previous hearing conducted on December 5, 2012.

During the present hearing, the landlord submitted into evidence a number photographs, copies of receipts and copies of move-in and move-out condition inspection reports – the latter of which the tenant had not attended after scheduling to do so.

The landlord claims and I find as follows:

Carpet cleaning - \$115.00. The tenant concurred that he had agreed to be responsible for this cost and the claim is allowed in full.

General cleaning - \$160. On the basis of the photographic evidence, I find this claim to be abundantly modest for the work required and the claim is allowed in full.

Exterior cleaning - \$50. The landlord stated that the tenant had been fortunate that there had been a dumpster on site for other purposes and its use in cleaning up the outdoors had saved the tenant a substantially larger claim. On the basis of the photographs, I concur and this claim is allowed in full.

Diminished value of bedroom carpet - \$100. The landlord submitted photographic evidence showing some damage to the bedroom carpet which she believed had been caused by the tenant's pet parrot. She stated that the carpet had been new at the beginning of the tenancy. The tenant noted that the tenancy had lasted for three years and that he believed the damage reflected normal wear and tear resulting from the carpet not being snug at the wear point, and had not resulted from the pet. Taking into account the photographic evidence, I must prefer the landlords accounting and the claim is allowed.

Filing fee - \$50. As the application has succeeded on its merits, I find that the landlord is entitled to recover the filing fee for this proceeding from the tenant.

This I find that the tenant owes to the landlord an amount calculated as follows:

Carpet cleaning	\$115.00
General cleaning	160.00
Exterior cleaning	50.00
Diminished value of bedroom carpet	100.00
Filing fee	<u>50.00</u>
TOTAL	\$475.00

Conclusion

The landlord's copy of this decision is accompanied by a Monetary Order for \$475.00, enforceable through the Provincial Court of British Columbia, for service on the tenant.

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: March 14, 2013

Residential Tenancy Branch

