



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding B.C. Housing
and [tenant name suppressed to protect privacy]

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(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on January 14, 2013; 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 an application for a monetary order for \$696.40 and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant's testified that:

- This tenancy began on May 1, 2011 and ended on August 31, 2011.
- The tenants left the rental unit in need of repairs and cleaning.

- There was a 2" x 2" hole in a door that had to be repaired.
- The unit was left extremely dirty with a large amount of garbage left behind, and a total of 17 hours of cleaning was required. They are only requesting payment for 11 of those hours.
- The carpets on the stairs of the rental unit were also left extremely dirty and stained and as a result had to be cleaned.
- The tenants had cats in the rental property, and when they vacated there was an extreme flea infestation that took three treatments to eradicate. They are charging the tenants for one of those treatments.
- They have provided photo evidence to show the condition in which the rental unit was left.

They are therefore requesting a monetary order as follows:

Repair door	\$10.00
Cleaning	\$300.00
Carpet cleaning	\$56.00
Pest-control for flea infestation	\$330.40
Filing fee	\$50.00

Total	\$746.40

Analysis

It's my finding that the landlords have shown that this rental unit was left in need of significant cleaning, and that a door was also damaged. I therefore allow the claim for cleaning, carpet cleaning, and door repair.

It's also my finding that the landlords have shown that the rental unit had a severe flea infestation and I therefore also allow claim for the pest-control invoice.

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

Conclusion

I have allowed the landlords full claim and have issued a monetary order in the amount of \$746.40.

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: April 10, 2013

Residential Tenancy Branch