



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes: MNDC, MNSD, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for reimbursement for cleaning costs, carpet cleaning and garbage removal.

Despite being served by registered mail sent on October 10, 2013, as confirmed by the Canada Post tracking number, the respondent did not appear.

Issue(s) to be Decided

Is the landlord is entitled to monetary compensation for cleaning and garbage removal?

Background and Evidence

The tenancy began on February 28, 2013 and rent was \$750.00. A security deposit of \$250.00 was paid. Copies of the tenancy agreement, receipts, photos and the move-in and move-out condition inspection reports were submitted into evidence.

The landlord testified that the tenant moved out on October 2, 2013 and vacated without leaving the unit reasonably clean as required under the Act. The landlord testified that the landlord incurred costs of \$147.00 for general cleaning, \$297.15 to clean the carpets and \$10.00 for garbage disposal fees. The total claim is for \$454.15.00.

Analysis

With respect to the cleaning claim, I find that section 37(2) of the Act states that, when a tenant vacates a rental unit, the tenant must leave the rental unit reasonably clean, and undamaged except for reasonable wear and tear.

In this instance, I find that the tenant did not comply with section 37 of the Act and that cleaning costs were incurred for which the landlord is entitled to be compensated in the amount of \$147.00 for cleaning, \$297.15 for carpet cleaning and \$10.00 for garbage disposal.

Given the above, I find that the landlord has established a total monetary claim of \$504.15 comprised of cleaning costs and the \$50.00 paid for this application.

I order that the landlord retain the tenant's security deposit and interest of \$250.00 in partial satisfaction of the claim, leaving a balance of \$254.15 in favour of the landlord.

I hereby grant the Landlord an order under section 67 for \$254.15. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court

Conclusion

The landlord is successful in the application and is granted a monetary order and an order to retain the tenant's security deposit in partial satisfaction of the claim.

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 06, 2014

Residential Tenancy Branch

