



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MND, MNDC, MNR

### Introduction

This is an application for a Monetary Order for \$1131.71.

The applicant testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed to one party on January 29, 2014 and to the other party on January 30, 2014; however the respondent(s) did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent(s) have been properly served with notice of the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

Has the applicant established a monetary claim against the respondents and if so in what amount?

Background and Evidence

The applicant testified that:

- This tenancy began on September 1, 2013 with the monthly rent of \$1600.00 and the tenants were responsible for paying all utilities.
- This tenancy ended January 13, 2014 pursuant to an Order of Possession.
- When the tenants vacated they left the rental unit in need of significant cleaning and repairs, and they left outstanding utility bills which he has had to pay.
- The tenants also change the locks on the doors and supplied no keys and as a result he had to have those locks changed.

He is therefore requesting a Monetary Order as follows:

Water and sewer utility to 11/25/13	\$167.60
Fortis gas to 12/4/13	\$112.09
Fortis electric to 01/07/14	\$92.52
Carpet shampoo	\$189.00
City dump fee	\$10.00
Replace back door lock and knob	\$66.54
Replace garage door lock	\$56.29
Gloves and masks for cleaning	\$5.05
Cleaning labour	\$96.00
Water and sewer utility to 12/20/13	\$38.39
Fortis gas to 01/07/14	\$150.80
Replace two broken blinds	\$67.18
Repair broken bedroom door	\$80.25
Filing fee	\$50.00
Total	\$1181.71

### Analysis

I have reviewed the evidence supplied by the landlord and it is my finding that the tenants were liable for all utilities at the rental unit, and therefore I allow the landlords claim for those outstanding utilities.

The landlord has provided ample photo evidence to show that this rental unit was left in need of significant cleaning and repairs, and I therefore also allow the landlords claim for the cost of those repairs and cleaning.

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

### Conclusion

I have allowed the landlords full claim of \$1181.71 and landlord already has a Monetary Order in the amount of \$1600.00 for outstanding rent, and I therefore Order that the landlord may retain the full security/pet deposit as partial satisfaction of the above two Orders, and have issued a Monetary Order for the remaining \$1181.71.

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 13, 2014

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Residential Tenancy Branch

