



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNSD, FF

### Introduction

This is an application for a Monetary Order for \$456.76 and a request for recovery of the \$50.00 filing fee.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed that was mailed on June 6, 2014, to the forwarding address provided by the respondents, 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 and I proceeded with the hearing in the absence of the respondents.

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:

- When the tenants vacated the rental unit they left the unit in need of significant cleaning and repairs.
- They spent a total of 20 hours doing the cleaning and repairs plus more time to repair holes in the wall.
- They also had to replace smoke detector batteries, replace missing insulation that had been removed, repair a broken window, and had to have the carpets cleaned to get rid of the stains.

They are therefore requesting a Monetary Order as follows:

Labor for cleaning and repairs 20 hrs X \$11.00	\$220.00
Repair hole in wall	\$30.00
Cleaning and repair supplies	\$19.00
Smoke detector batteries	\$5.04
Replace missing insulation	\$4.00
Window repair	\$51.80
Carpet cleaning	\$126.92
Filing fee	\$50.00
Total	\$506.76

### Analysis

It is my finding that the applicants have shown that the tenants left this rental property in need of cleaning and repairs.

Photo evidence clearly shows that this rental unit was not properly cleaned and had damages as claimed by the landlords, and I find the amounts claimed by the landlords to be actual and reasonable.

I therefore allow the landlords full claim, including recovery of the filing fee for a total of \$506.76.

The landlords have already returned all but \$293.08 of the tenant's security deposit.

### Conclusion

I have allowed the full claim of \$506.76 and I therefore Order that the landlords may retain the full remaining security deposit of \$293.08, and I've issued a Monetary Order in the amount of \$213.68.

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: October 07, 2014

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Residential Tenancy Branch

