



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNSD; FF

Introduction

This is the Landlord's Application for Dispute Resolution made February 8, 2017, to deduct the cost of shampooing the carpets at the end of the tenancy; and to recover the cost of the filing fee from the Tenant.

The Landlord gave affirmed testimony at the Hearing. The Landlord testified that the Notice of Hearing documents were mailed to the Tenant, by registered mail, to her forwarding address provided on February 2, 2017. The Landlord provided the tracking number for the registered documents and a copy of the Tenant's notification of her forwarding address. I find that the Tenant was duly served with the Notice of Hearing documents.

This matter was scheduled to be heard on June 13, 2017, at 1:30 p.m., by teleconference. The teleconference remained open for 20 minutes, but the Tenant did not attend the Hearing.

Issue(s) to be Decided

May the Landlord deduct the amount claimed from the security deposit?

Background and Evidence

This tenancy began on November 30, 2015, and ended on January 29, 2017. Monthly rent was \$650.00, due on the “30th day of each month”. The Landlord is holding a security deposit in the amount of \$350.00.

The Landlord testified that the Tenant agreed to pay \$200.00 for the cost of professionally steam cleaning the carpets at the end of the tenancy. The Landlord provided a copy of the tenancy agreement and a 17 page Addendum in evidence.

The Landlord testified that the Tenant attended the condition inspection at the end of the tenancy, but would not sign the report because she did not agree that the Landlord could deduct \$200.00 from her security deposit.

Analysis

The Addendum to the tenancy agreement, page 8 paragraph 14(b) provides that the Tenant will pay “\$200.00 plus tax”, for professional steam cleaning of carpets at the end of the tenancy. The Addendum was signed by the Tenant on November 23, 2015.

Based on the undisputed oral testimony of the Landlord and the documentary evidence provided, I find that the Tenant agreed to pay for professional steam cleaning of the carpets at the end of the tenancy. I find that the Landlord is entitled to a monetary award in the amount of \$200.00.

The Landlord’s Application has been successful and I find that she is entitled to recover the cost of the \$100.00 filing fee from the Tenant.

Pursuant to the provisions of Section 72 of the Act, the Landlord may deduct the total of \$300.00 from the security deposit. I ORDER that the Landlord return the balance of the security deposit in the amount of \$25.00 to the Tenant, forthwith.

Conclusion

The Landlord’s Application is granted.

Attached to the Tenant’s copy of this Decision is a Monetary Order in the amount of \$25.00, representing the balance of the security deposit after deducting the Landlord’s monetary award and recovery of the cost of the filing fee. This Order may be filed in the Provincial Court of British Columbia and enforced as an Order of that Court.

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: July 09, 2017

Residential Tenancy Branch