



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MND, MNDC, MNSD, FF

Introduction

Having heard all the testimony of the applicant, under affirmation, and in the absence of any submissions from the respondent, although having been notified of the right to make such submissions I have determined:

Issues(s) to be Decided

This is a request for a monetary order for \$3175.00. The applicant is also requesting an order that the respondent bear the cost of the \$50.00 filing fee paid for this hearing.

Background and Evidence

The applicant testified that:

- The tenant failed to pay the full rent for January 2009 and \$500.00 is still outstanding.
- The tenant failed to pay any rent for the month of February 2009 and vacated February 15, 2009, without giving any notice.
- The landlord was unable to re-rent the rental unit in the month of February 2009 and therefore the full \$1100.00 is still outstanding.
- The tenants left numerous roughly patched holes in the rental unit and as a result the unit needed to be sanded and repainted at a cost of \$1000.00.
- The tenants have allowed their dog to defecate and urinate on the carpet and left the carpet in need of replacement at a cost of \$400.00 when depreciation is taken into consideration.



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- When the tenants vacated a smoke alarm was missing from the rental unit and had to be replaced at a cost of \$25.00.
- The tenants left the fridge door with a broken handle and the blind track broken and they had to be repaired at a cost of \$50.00.
- The tenant also left a large amount of junk behind including a computer monitor, broken glass, and a china cabinet, which had to be removed and hauled to the dump at a cost of \$100.00.

The landlord is therefore asking that the tenant be held liable for a total of \$3175.00.

The landlord is also requesting that I order that the tenant bear the cost of the \$50.00 filing fee which was paid for this hearing.

The landlord requests that they be allowed to keep the full security/pet deposit plus interest towards this claim and that a monetary order be issued for the difference.

Analysis

It is my decision that I will allow the full claim requested by the landlord. I'm satisfied from the direct testimony given by the landlord that the tenants left rent outstanding, and left the rental unit in need of significant repairs and clean up.

Conclusion

I allow the full claim of \$3225.00. I therefore order that the landlord may retain the full security deposit plus interest:

\$1111.18



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I further Order that the Respondent pay to the applicants the following amount:

\$2113.82

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: May 11, 2009.

Dispute Resolution Officer