



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MNDC, MNSD, MND

### Introduction

A substantial amount of documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant(s) testified that the respondent was served with notice of the hearing by registered mail that was mailed on November 23, 2011, however the respondent(s) did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$690.17, a request for recovery of the \$50.00 filing fee, and a request to retain the full security deposit plus interest towards the claim.

### Background and Evidence

The applicant testified that:

- When the tenant vacated he left an outstanding laundry service bill of \$8.75.
- During a party in the rental property the bathroom sink was broken off of the wall causing extensive damage and resulting in a flood of the apartment below.
- As a result of the damage a carpet cleaning company had to come in and extract the water from the carpet in the unit below, and the plumber was called to repair the damage to the plumbing and the sink. (See receipts)

The applicants are therefore requesting an order as follows:

Laundry charges outstanding	\$8.75
Carpet cleaning costs	\$168.00
Plumber costs	\$513.42
Filing fee	\$50.00
Total	\$740.17

### Analysis

It is my decision that the applicant has established the full amount claimed.

The applicant has shown that the tenant failed to pay his laundry charges, and that the tenants or his invited guest caused extensive damage as a result of negligence.

The carpet cleaning costs and the plumbing costs are a direct result of that negligence.

### Conclusion

I have allowed the full claim of \$740.17 and I therefore order that the landlord may retain the full security deposit of \$464.14 and I have issued a monetary order in the amount of \$276.03.

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: February 15, 2012.

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Residential Tenancy Branch