



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND, MNR, MNSD

Introduction

A substantial amount of documentary evidence, photo 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 testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on April 27, 2012, 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 \$3102.00 and a request for recovery of the \$50.00 filing fee

Background and Evidence

The applicant testified that:

- The tenants failed to pay the February 2012 rent, and vacated February 26, 2012.
- When the tenants vacated they left a large amount of junk behind which had to be transported to the dump.

- The tenants also left the rental unit extremely dirty and damaged and as a result they had to do extensive cleaning and repairs. (See photos and receipts)
- It took so long to clean and repair that they also lost the rental revenue for the month of March 2012.

The applicants are therefore requesting an order as follows:

Unpaid February 2012 rent	\$1750.00
Lost rental revenue for March 2012	\$1750.00
Cleaning and repairs	\$1352.00
Filing fee	\$50.00
Total	\$4902.00

The applicants further request an order allowing them to keep the full security/pet deposit of \$1750.00 and requested a monetary order be issued for the difference.

The applicants also pointed out that there was a further \$4303.18 in costs for repairs and painting for which they have not charged.

Analysis

It is my finding that the tenants failed to pay the February 2012 rent and therefore I allow that portion of the landlords claim.

It is also my finding that the tenants left the rental unit in need of significant cleaning and repairs, and as a result the landlords lost the full rental revenue for the following month. I therefore also allow the claim for lost rental revenue for March 2012.

It is also my finding that the landlords claim for cleaning and repairs is fully justified and supported by the evidence provided. I therefore also allow the landlords claim for cleaning and repairs.

I also ordered recovery of the filing fee.

Conclusion

I have allowed the landlords full claim of \$4902.00 and I therefore order that the landlords may retain the full security deposit of \$1750.00 and have issued a monetary order in the amount of \$3152.00.

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: June 21, 2012.

Residential Tenancy Branch