



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, FF

Introduction

This is an application for a Monetary Order for \$593.86.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on May 29th 2013; 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) has been served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Has the applicant established a monetary claim in the amount of \$593.86?

Background and Evidence

The applicant testified that:

- The tenants left this rental unit in need of extensive cleaning and although it took a total of 13 ½ hours to clean they are only charging for seven hours of cleaning.
- The tenants also left the carpets in the rental unit very dirty and in need of cleaning.
- The tenants left a large amount of debris and garbage behind including a washer, dryer, and a couch, and as a result they had dump fees, labour, and landfill fees to dispose of the items.
- The tenants also left two screens in the rental unit damaged and they had to be repaired.

They are therefore requesting a Monetary Order as follows:

Seven hours of cleaning	\$140.00
Carpet cleaning	\$179.20
Removal of garbage and debris	\$135.35
Screen repair labour	\$30.00
Screen repair materials	\$109.31
Filing fee	\$50.00
Total	\$643.86

Analysis

It's my finding that the applicants have shown that the tenants left this rental unit in need of significant cleaning and carpet cleaning and I therefore allow that portion of the claim.

It is also my finding that the applicants have shown that a significant amount of garbage and debris was left behind and I therefore also allow the claim for removal and dump fees.

The applicants have also shown that the tenants damaged two screens in the rental unit and I therefore also allow the claim for repair of those screens.

I further allow the request for recovery of the filing fee.

Conclusion

I have allowed the full amount claimed by the landlords and I've issued a Monetary Order in the amount of \$643.86.

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: September 03, 2013

Residential Tenancy Branch

