



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

File Number: **910194972**  
Order Dated: September 5, 2025

In the matter of the *Residential Tenancy Act*, SBC 2002, c. 78, as amended

Between  
**SONIA PICCOLO**

Applicant - **Landlord**

And  
**NARMIN PASHAEI**  
**OMID OMIDI JAM**

Respondents - **Tenant**

Regarding the rental unit located at:  
**117-750 DOGWOOD ST, COQUITLAM, BC**

**Re: An application under section(s) 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Narmin Pashaei, Omid Omid Jam**, pay to the applicant, **Sonia Piccolo**, the sum of **\$320.51**.

**THIS ORDER** may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court) if equal to or less than \$35,000.00.

---

H. Mau, Arbitrator  
Residential Tenancy Branch