



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

File Number: **910196784**  
Order Dated: September 10, 2025

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

Between  
**KAREN FRUITMAN**

Applicant - **Landlord**

And  
**NGUYET ANH TRAN**

Respondent - **Tenant**

Regarding the rental unit located at:  
**23818 133 AVE, MAPLE RIDGE, BC**

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Nguyet Anh Tran**, pay to the applicant, **Karen Fruitman**, the sum of **\$8,910.41**.

**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. Monetary Orders that are more than \$35,000.00 must be filed and enforced in the Supreme Court of British Columbia.

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A. Verdon, Arbitrator  
Residential Tenancy Branch