



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910200569**
Order Dated: September 2, 2025

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

Between

FirstService Residential BC LTD dba FirstService Residential

Applicant – (the **Landlord**)

And

Dennie James

Respondent – (the **Tenant**)

Re: an application pursuant to sections 38, 67, and 72 of the *Residential Tenancy Act*, regarding the rental unit located at (1805) 1463 8th Ave W, Vancouver, BC.

MONETARY ORDER

I order you Dennie James to pay \$790.22 to FirstService Residential BC LTD dba FirstService Residential.

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.

N. Massah, Arbitrator
Residential Tenancy Branch