



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

File Number: **910201169**  
Additional File(s): **910204018**  
Order Dated: September 3, 2025

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

Between

**CARLO BENNELLI**  
**SUSAN LEAHY**

Applicants/Respondents – **Landlords**

And

**LEXA HUBERT**  
**KODI SIMONAR**

Respondents/Applicants - **Tenants**

Regarding the rental unit located at:

**(UPPER) 1139 CALEDONIA WAY, WEST KELOWNA, BC**

**Re: An application under sections 72 of the Residential Tenancy Act.**

## **ORDER**

**I DO HEREBY ORDER** under sections 67 and 72 of the Residential Tenancy Act, that the respondents, **Lexa Hubert, Kodi Simonar**, pay to the applicant, **Carlo Bennelli, Susan Leahy**, the sum of **\$1,687.09**.

**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.

H. Mau, Arbitrator  
Residential Tenancy Branch