



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

File Number: **910201303**
Order Dated: August 28, 2025

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

Between

YAMA AZERAKHSH

Applicant - **Landlord**

And

AMBER MAI O'BRIEN

Respondent - **Tenant**

Regarding the rental unit located at:

315-5650 201A ST, LANGLEY, BC

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

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the Respondent, **AMBER MAI O'BRIEN**, pay to the Applicant, **YAMA AZERAKHSH**, the sum of **\$1,187.82**.

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.

D. Buchan, Arbitrator
Residential Tenancy Branch