



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910201486**
Order Dated: September 11, 2025

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

Between

DEVON PROPERTIES LTD

Applicant - **Landlord**

And

NICHOLAS GAKENA

Respondent - **Tenant**

Regarding the rental unit located at:

809-1097 VIEW ST, VICTORIA, BC V8V 0G9

Re: An application under sections 32, 38, 67 and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 64.2 of the *Residential Tenancy Act*, that the applicant, **Devon Properties LTD**, pay to the respondent, **Nicholas Gakena**, the sum of **\$890.45**.

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.

T. Harlow, Arbitrator
Residential Tenancy Branch