



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910201695**
Order Dated: August 25, 2025

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

Between
BABAR KHAN

Applicant - **Tenant**

And
EDWARD RUITER

Respondent - **Landlord**

Regarding the rental unit located at:
17B - 17 SINGLE TRACK WAY, FERNIE, BC

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

ORDER

I DO HEREBY ORDER, under sections 38 and 72 of the *Residential Tenancy Act*, that the respondent, **Edward Ruiter**, pay to the applicant, **Babar Khan**, the sum of **\$1,280.96**.

THIS ORDER may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court).

A. Perez, Arbitrator
Residential Tenancy Branch