



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910202241**  
Order Dated: September 2, 2025

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

Between

**WILLIAM DECOURSEY**

Applicant - **Landlord**

And

**ERIN COOPER**

Respondent - **Tenant**

Regarding the rental unit located at:

**888 SPRICE AVE, COQUITLAM, BC**

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

## **ORDER**

**I DO HEREBY ORDER**, under section 38 of the *Residential Tenancy Act*, that the applicant, **William Decoursey**, pay to the respondent, **Erin Cooper**, the sum of **\$517.14**.

**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.

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H. DiPalma, Arbitrator  
Residential Tenancy Branch