



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

File Number: **910202829**
Order Dated: September 2, 2025

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

Between
VIPAN VIPAN

Applicant(s) - **Landlord**

And
JAY HARSHADBHAI PATEL

Respondent(s) - **Tenant**

Regarding the rental unit located at:
305-20614 80 AVE, LANGLEY, BC

Re: An application under section(s) 38, 67, and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67, and 72 of the *Residential Tenancy Act*, that the Tenant, **Jay Harshadbhai Patel**, pay to the Landlord, **Viphan Viphan**, the sum of **\$93.75**.

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. Tung, Arbitrator
Residential Tenancy Branch