



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

File Number: **910203904**  
Decision Dated: September 11, 2025

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

Between

**DOUG DONALD**

Applicant - **Landlord**

And

**TERRI SMITH, DOUG MALCOLM**

Respondents - **Tenants**

Regarding the rental unit located at:

**(MAIN) 839 SAND PINES DR, COMOX, BC**

**Re: An application under sections 26, and 63 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under section 64.2 of the *Residential Tenancy Act*, that the Respondents, **Terri Smith, Doug Malcolm**, pay to the Applicant, **Doug Donald**, the sum of **\$1,039.23**.

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N. Smith, Arbitrator  
Residential Tenancy Branch