



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910203958**  
Order Dated: September 11, 2025

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

Between

**JOHN JOSEPH KELLY**

Applicant(s) - **Tenant**

And

**DAN HOWARD**

**ALEXANDRA CREMONESE**

Respondent(s) - **Landlord**

Regarding the rental unit located at:

**D 2319 FERNWOOD ROAD, VICTORIA, BC**

**Re: An application under section(s) 51, `72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent(s), **Dan Howard and Alexandra Cremonese**, pay to the applicant, **John Joseph Kelly**, the sum of **\$11,776.00**.

**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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M. Lee, Arbitrator  
Residential Tenancy Branch