



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

File Number: **910205218**
Order Dated: August 29, 2025

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

Between

JONATHAN ENGLERT
EMILY TAVARES

Applicant(s) - **Tenant**

And

BIRDS NEST PROPERTY MANAGEMENT

Respondent(s) - **Landlord**

Regarding the rental unit located at:

2214-610 GRANVILLE ST, VANCOUVER, BC

Re: An application under section 46 the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 64.2 of the *Residential Tenancy Act*, that the applicant, **Jonathan Englert, Emily Tavares**, pay to the respondent, **Birds Nest Property Management**, the sum of **\$460.42**.

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.

M. Thiessen, Arbitrator
Residential Tenancy Branch