



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910205894**  
Order Dated: August 25, 2025

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

Between

**3PM REAL ESTATE SERVICES INC.**

Applicant - **Landlord**

And

**NAVID GOMNAM  
NOKA OGAWA**

Respondents - **Tenants**

Regarding the rental unit located at:

**606-4711 HAZEL ST, BURNABY, BC V5H 0J9**

**Re: An application under sections 46, 55, 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 respondents, **Navid Gomnam and Noka Ogawa**, pay to the applicant, **3PM Real Estate Services Inc.**, the sum of **\$5,848.60**.

**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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T. Harlow, Arbitrator  
Residential Tenancy Branch