



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

File Number: **910206037**  
Order Dated: August 25, 2025

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

Between  
**ROSETTA WALCZAK**

Applicant - **Landlord**

And  
**MICHAEL DOUCET**

Respondent - **Tenant**

Regarding the rental unit located at:  
**(UPPER) 4332 LAYRITZ AVE, VICTORIA, BC**

**Re: An application under section 46, 47, 55, 67, and 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72(1) of the *Residential Tenancy Act*, that the Tenant, **Michael Doucet**, pay to the Landlord, **Rosetta Walczak**, the sum of **\$3,446.77**.

**THIS ORDER** may be filed and enforced in the Provincial Court of British Columbia.

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K. Wang, Arbitrator  
Residential Tenancy Branch