



File Number: **910206703**  
Order Dated: September 10, 2025

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

Between

**SIMONE FINCH, HARVEY FINCH**

Applicants - **Landlords**

And

**CHRIS WOODLIFFE, KATIE WOODLIFFE**

Respondents - **Tenants**

Regarding the rental unit located at:

**5098 PERKINS RD, BUFFALO CREEK, BC**

**Re: An application under sections 46 and 55 of the *Residential Tenancy Act*.**

A participatory teleconference hearing was held on September 10, 2025 at 1:30 PM and attended by Landlord SF.

The Tenants were issued a 10 Day Notice to End Tenancy For Unpaid Rent or Utilities (Notice) that was deemed served on June 21, 2025 in accordance with the Act and Regulation.

I find that the Notice issued satisfies the requirements of section 52 of the Act. I find that \$5,250.00 was owing when the Notice was issued and that arrears were not paid within 5 days as permitted by section 46(4) of the Act. I find that the Landlord is entitled to a Monetary Order in the amount of \$9,975.02 (current outstanding rent \$11,200.00, less security deposit \$1,175.00 plus interest \$49.98) under section 55(1.1) of the Act.

Reasons to support this decision and order were provided orally during the hearing in accordance with authority delegated to me by the Director of the Residential Tenancy Branch under sections 9.1(1) and 77(2.1) of the Act.



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

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## ORDER

**I DO HEREBY ORDER**, under sections 46, 55(1.1), and 77 of the *Residential Tenancy Act*, that the Tenants, **Chris Woodliffe, Katie Woodliffe**, pay to the Landlords, **Simone Finch, Harvey Finch**, the sum of **\$9,975.02**.

**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.

N. Smith,  
Arbitrator Residential Tenancy Branch