



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910208152**
Order Dated: September 3, 2025

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

Between

HARJEET TIWANA

Applicant(s) - **Landlord**

And

JOSHUA ROBERT HARVESTER

Respondent(s) - **Tenant**

Regarding the rental unit located at:

(UPPER) 8306 111B ST, DELTA, BC

Re: An application under section(s) 46, 26, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Joshua Robert Harvester**, pay to the applicant, **Harjeet Tiwana**, the sum of **\$3,500.00**.

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.

S. Smit, Adjudicator
Residential Tenancy Branch