



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910208236**  
Order Dated: September 2, 2025

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

Between

**HARRY FREEMAN**

Applicant - **Tenant**

And

**SEBASTIAN MICHNIAK**

**MARGARET MICHNIAK**

Respondents - **Landlords**

Regarding the rental unit located at:

**(BACKYARD) 21520 GLENWOOD AVE, MAPLE RIDGE, BC**

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

## **ORDER**

**I DO HEREBY ORDER**, under section 67 of the *Residential Tenancy Act*, that the applicant, **Harry Freeman**, pay to the respondents, **Sebastian Michniak and Margaret Michniak**, the sum of **\$1,653.80**.

**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.

---

H. DiPalma, Arbitrator  
Residential Tenancy Branch