



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910208544**  
Order Dated: September 12, 2025

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

Between  
**NACEL PROPERTIES LTD**

Applicant - **Landlord**

And  
**ABOOZAR KETABI**  
**NAZANIN MIRZAEI**

Respondents - **Tenants**

Regarding the rental unit located at:  
**905-7351 HALIFAX ST, BURNABY, BC**

**Re: An application under sections 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, **ABOOZAR KETABI, NAZANIN MIRZAEI**, pay to the applicant, **NACEL PROPERTIES LTD**, the sum of **\$1,153.56**.

**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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J. Lownds, Arbitrator  
Residential Tenancy Branch