



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

File Number: **910209711**
Order Dated: September 2, 2025

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

Between

HATEF EMAMBAKSHH
CHELSEA GILLIS

Applicant(s) - **Tenants**

And

QUMA PROPERTIES INC

Respondent(s) - **Landlord**

Regarding the rental unit located at:

6407 NELSON AVE, WEST VANCOUVER, BC

Re: An application under section(s) 38, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 38 and 72 of the *Residential Tenancy Act*, that the Respondent, **QUMA Properties Inc**, pay to the Applicants, **Hatef Emambakhsh and Chelsea Gillis**, the sum of **\$6,671.71**.

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. Campbell, Adjudicator
Residential Tenancy Branch