



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

File Number: **910210055**  
Order Dated: August 29, 2025

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

Between  
**DEVON PROPERTIES LTD. - VICTORIA, BC**

Applicant(s) - **Landlord**

And  
**MAHDI KARIMI**  
**PARISA TEHRANI**

Respondent(s) - **Tenants**

Regarding the rental unit located at:  
**418-45 GORGE RD E, VICTORIA, 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 Respondents, **Mahdi Karimi and Parisa Tehrani**, pay to the Applicant, **Devon Properties Ltd. - Victoria, BC**, the sum of **\$7,700.00**.

**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.

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S. Campbell, Adjudicator  
Residential Tenancy Branch