



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910210836**
Order Dated: September 5, 2025

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

Between
HARINDER VIRK

Applicant(s) - **Tenant**

And
MICHEL AKA

Respondent(s) - **Landlord**

Regarding the rental unit located at:

(UPPER) 405-1301 HILLSIDE AVE, VICTORIA, 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, **Michel Aka**, pay to the applicant, **Harinder Virk**, the sum of **\$3,677.78**.

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.

J. Doyon, Adjudicator
Residential Tenancy Branch