



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910210948**  
Order Dated: September 4, 2025

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

Between

**ALANNA FRETTER**  
**DAVID FRETTER**

Applicant(s) - **Tenants**

And

**JESSICA BANDESHA**

Respondent(s) - **Landlord**

Regarding the rental unit located at:

**(BASEMENT) 2239 168 ST, SURREY, 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, **Jessica Bandesha**, pay to the applicants, **Alanna Fretter and David Fretter**, the sum of **\$1,332.27**.

**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. Doyon, Adjudicator  
Residential Tenancy Branch