



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

File Number: 910201062
Order Dated: October 2, 2025

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

Between

JIMMY BATRA

Applicant (Landlord)

And

**CLAUDIA WAGNER and
DHANA WAGNER**

Respondents (Tenants)

Re: An application under the *Residential Tenancy Act* regarding the rental unit
located at: (221) 920 Reunion Avenue, Langford, BC

ORDER

It is hereby ordered, pursuant to sections 38(1)(c) and 67 of the *Residential Tenancy Act*, that the Applicant (Landlord) JIMMY BATRA pay the sum of \$822.04 to the Respondents (Tenants) CLAUDIA WAGNER and DHANA WAGNER.

The Respondents are hereby ordered to serve a copy of this Order upon the Landlord.

Pursuant to section 85 of the *Residential Tenancy Act* the Respondents may file and enforce this Order in the Provincial Court of British Columbia (Small Claims).

A. Denegar, Arbitrator
Residential Tenancy Branch