



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

File Number: **910202121**
Order Dated: October 2, 2025

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

Between
ZHAO XIA CAI

Applicant - **Landlord**

And
SHARMIN MOAZAMIGOODARZI, TAYLOR CLARA-ANNE DUNDAS
Respondents - **Tenants**

Regarding the rental unit located at:
(BASEMENT) 1664 EASTERN DR, PORT COQUITLAM, BC

Re: An application under sections 26, 38, 46, 67, and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections sections 26, 38, 46, 67, and 72 of the *Residential Tenancy Act*, that the Respondents, **SHARMIN MOAZAMIGOODARZI, TAYLOR CLARA-ANNE DUNDAS**, pay to the Applicant, **ZHAO XIA CAI**, the sum of **\$1,526.66**.

N. Smith, Arbitrator
Residential Tenancy Branch