



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

File Number: **910203273**
Order Dated: September 16, 2025

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

Between

**LYNE DESMARAIS
CHRISTIAN SIMARD**

Applicant(s) - **Tenants**

And

5121515 MANITOBA LTD

Respondent(s) - **Landlord**

Regarding the rental unit located at:

(UPPER) 3989 BLUEBIRD RD, KELOWNA, BC

Re: An application under section(s) 38, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 64.2 of the *Residential Tenancy Act*, that the respondent, **5121515 Manitoba Ltd**, pay to the applicant, **Lyne Desmarais, Christian Simard**, the sum of **\$950.73**.

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.

S. Judge, Arbitrator
Residential Tenancy Branch