



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

File Number: **910203500**
Order Dated: October 2, 2025

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

Between

EMILY NITTOLO JULIANO
FELIPE ANDRES MUNOZ BORDA

Applicants - **Tenant**

And

MICHAEL MULTANI

Respondent - **Landlord**

Regarding the rental unit located at:

(UPPER) 2751 BENEDICK RD, WEST KELOWNA, BC

Re: An application under sections 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, **MICHAEL MULTANI**, pay to the Applicants, **EMILY NITTOLO JULIANO** and **FELIPE ANDRES MUNOZ BORDA**, the sum of **\$6,003.54**.

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.

D. Buchan, Arbitrator
Residential Tenancy Branch