



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

File Number: **910203879**  
Order Dated: September 18, 2025

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

Between  
**ANDREW DIERKS**

Applicant(s) - **Tenant**

And  
**TIM JANTZ**

Respondent(s) - **Landlord**

Regarding the rental unit located at:  
**(BASEMENT) 117 SUNKIST CLOSE, LANGFORD, 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, **Tim Jantz**, pay to the applicant, **Andrew Dierks**, the sum of **\$870.31**.

**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.

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S. Judge, Arbitrator  
Residential Tenancy Branch