



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

File Number: **910204083**
Order Dated: September 16, 2025

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

Between

DEMETRA PIPER
CHAVAL PIPER

Applicant(s) - **Tenant**

And

JENNIFER SMITH

Respondent(s) - **Landlord**

Regarding the rental unit located at:

(216) 5 K DE K CRT, NEW WESTMINSTER, BC

Re: An application under sections 51(2) and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 51(2) and 72 of the *Residential Tenancy Act*, that the respondent, **Jennifer Smith**, pay to the applicants, **Demetra Piper** and **Chaval Piper**, the sum of **\$32,392.00**.

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.

S. Baker, Arbitrator
Residential Tenancy Branch