



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910204569**
Order Dated: September 18, 2025

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

Between

BARRY O'RIORDAN

Applicant(s) - **Landlord**

And

SHERI LYNN POGNET

Respondent(s) - **Tenant**

Regarding the rental unit located at:

(BASEMENT) 4350 RIVERSIDE RD, DUNCAN, BC

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

ORDER

I DO HEREBY ORDER, under sections 67, 72 and 38 of the *Residential Tenancy Act*, that the applicant, **Barry O'Riordan**, pay to the respondent, **Sheri Lynn Pognet**, the sum of **\$285.86**.

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.

C. Nelson, Arbitrator
Residential Tenancy Branch