



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

File Number: **910204704**
Order Dated: September 17, 2025

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

Between

JENNIFER ADELMANN
CHARLES HACK

Applicant(s) - **Tenant**

And

JAKE JAMES

Respondent(s) - **Landlord**

Regarding the rental unit located at:

(BASEMENT) 6921 LARKSPUR RD, SOOKE, BC

Re: An application under section 51 and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 51 and 72 of the *Residential Tenancy Act*, that the respondent, **Jake James**, pay to the applicant, **Jennifer Adelmann, Charles Hack**, the sum of **\$12,700.00**.

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.

M. Schwartz, Arbitrator
Residential Tenancy Branch