



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

File No. 910204762
Additional File(s):910208993

Date: September 16, 2025

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

Between

PATRICIA PHELPS, Landlord,

Applicant

And

ALISHA HACKINEN, AARON BLEACKLEY, Tenants,

Respondents

Re: Applications pursuant to sections 38, 67, 72 of the *Residential Tenancy Act* regarding a rental unit at:

(BASEMENT) 532 CECELIA RD, VICTORIA, BC

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the applicant, **Patricia Phelps**, pay to the respondents, **Alisha Hackinen, Aaron Bleackley**, the sum of **\$1,713.74**.

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. Kirk, Arbitrator
Residential Tenancy Branch