



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

File Number: **910205094**
Order Dated: September 16, 2025

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

Between
NACEL PROPERTIES LTD

Applicant(s) - **Landlord**

And
ALEXEI MIROCHNIKOV

Respondent(s) - **Tenant**

Regarding the rental unit located at:
405-7351 HALIFAX STREET, BURNABY, BC

Re: An application under section(s) 38, 67 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 38 of the *Residential Tenancy Act*, that the applicant, **NACEL PROPERTIES LTD**, pay to the respondent, **Alexei Mirochnikov**, the sum of **\$1,004.71**.

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.

S. Judge, Arbitrator
Residential Tenancy Branch