



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

File Number: **910205194**  
Order Dated: September 16, 2025

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

Between

**HAMED ALMESHKHAS**

Applicant(s) - **Tenant**

And

**RAJ TIWANA**

Respondent(s) - **Landlord**

Regarding the rental unit located at:

**2685 171 ST, SURREY, BC**

**Re: An application under section(s) 38, 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under sections 38, 67, and 72 of the *Residential Tenancy Act*, that the respondent, **Raj Tiwana**, pay to the applicant, **Hamed Almeshkhas**, the sum of **\$9,983.49**.

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D. Vaughn, Arbitrator  
Residential Tenancy Branch