



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

File Number: **910205471**
Order Dated: October 1, 2025

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

Between

**MOHAMMAD REZA GHORBANKHANI C/O BIRDS NEST PROPERTY
MANAGEMENT INC**

Applicant - **Landlord**

And

**STEPHEN CHEN
ERIKA CHEN**

Respondents - **Tenants**

Regarding the rental unit located at:

(TH24) 328 JERVIS MEWS, VANCOUVER, BC

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

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the Applicant, **MOHAMMAD REZA GHORBANKHANI C/O BIRDS NEST PROPERTY MANAGEMENT INC**, pay to the Respondents, **STEPHEN CHEN and ERIKA CHEN**, the sum of **\$6,852.23**.

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.

D. Buchan, Arbitrator
Residential Tenancy Branch