



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

File Number: **910205583**
Order Dated: September 25, 2025

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

Between
DAVID DERKATCH

Applicant(s) - **Landlord**

And
KALON LEGGETT

Respondent(s) - **Tenant**

Regarding the rental unit located at:
21-362 VAN HORNE ST, CRANBROOK, BC

Re: An application under section(s) 38, 67 and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Kalon Leggett**, pay to the applicant, **David Derkatch**, the sum of **\$713.31**.

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.

T. Tung, Arbitrator
Residential Tenancy Branch