



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910209350**  
Order Dated: September 15, 2025

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

Between  
**MICHAEL EVANS**

Applicant(s) - **Tenant**

And  
**EDNA MARGARET ZIRPOLO**

Respondent(s) - **Landlord**

Regarding the rental unit located at:  
**1312 ASTLE ST, VICTORIA, BC**

**Re: An application under section(s) 46, and 67 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under section 67 of the *Residential Tenancy Act*, that the applicant, **Michael Evans**, pay to the respondent, **Edna Margaret Zirpolo**, the sum of **\$8,500.00**.

**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.

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J. Ceraldi, Arbitrator  
Residential Tenancy Branch