



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

File Number: **910209860**
Order Dated: September 15, 2025

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

Between
JIAMIN WAN

Applicant(s) - **Tenant**

And
FAHIMEH RAMESHK
OMID GHAYGUR

Respondent(s) - **Landlords**

Regarding the rental unit located at:
(UPPER) 2302-565 SMITHE ST, VANCOUVER, BC

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

ORDER

I DO HEREBY ORDER, under sections 38 and 72 of the *Residential Tenancy Act*, that the Respondents, **Fahimeh Rameshk and Omid Ghaygur**, pay to the Applicant, **JIAMIN WAN**, the sum of **\$4,627.54**.

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.

S. Campbell, Adjudicator
Residential Tenancy Branch