



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

File Number: **910212862**
Order Dated: October 3, 2025

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

Between

EMILY CARRIER
ALLISON KVERN

Applicant(s) - **Tenant**

And

MARIA KOURTESSIS

Respondent(s) - **Landlord**

Regarding the rental unit located at:

3496 5TH AVE W, VANCOUVER, BC

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

ORDER

I DO HEREBY ORDER, under section 38 of the *Residential Tenancy Act*, that the respondent, **Maria Kourtessis**, pay to the applicant, **Emily Carrier, Allison Kvern**, the sum of **\$2,109.29**.

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.

J. Casler, Arbitrator
Residential Tenancy Branch