



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

Primary File Number: **910194366**
Additional File Number(s): **910196594**
Decision Dated: October 15, 2025

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

Between

DALVIR SANGHERA - (D.S.)
JAPNAM SANGHERA - (J.S.)

Landlords

And

KRISTINA WANNIARACHCHI - (K.W.)
RIFDY RAFAEEK - (R.R.)

Tenants

Regarding the rental unit located at:
35-8168 136A ST, SURREY, BC

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

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the Landlords, **Dalvir Sanghera** and **Japnam Sanghera**, pay to the Tenants, **Kristina Wanniarachchi** and **Rifdy Rafeek**, the sum of **\$1,233.78**.

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. Armstrong, Arbitrator
Residential Tenancy Branch