



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

File No. 910200622
Additional File(s): 910201916

Date: October 17, 2025

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

Between

**SHIMA BAGHERZADEH
HASSAN-KIAN DARGAHI, Landlords,**
Applicants/ Respondents

And

**FATEMEH TAVASOLI KOUPAEI
ALI MOHAMMAD BAHRAMI, Tenants,**
Respondents/ Applicants

Re: Applications pursuant to sections 32, 38, 67 and 72 of the *Residential Tenancy Act* regarding a rental unit at:

(Lower) 23797 105 Ave, Maple Ridge, BC V2W 1E1

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondents/ applicants, **Fatemeh Tavasoli Koupaei and Ali Mohammad Bahrami**, pay to the applicants/ respondents, **Shima Bagherzadeh and Hassan-Kian Dargahi**, the sum of **\$1,265.24**.

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. Harlow, Arbitrator
Residential Tenancy Branch