



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
Primary File Number: **910204683**
Additional File Number(s): **910205609**
Decision Dated: October 16, 2025

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

Between

AMARJIT TAKHAR - (A.T.)

Landlord

And

NATALIJA MOUKMINOV - (N.M.)

SERJEI MOUKMINOV - (S.M.)

Tenant

Regarding the rental unit located at:

991 SEAPEARL PLACE, VICTORIA, 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 Landlord, **AMARJIT TAKHAR**, pay to the Tenants, **NATALIJA MOUKMINOV and SERJEI MOUKMINOV**, the sum of **\$836.47**.

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.

C. Mitchell, Arbitrator
Residential Tenancy Branch