



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

File Number: **910205205**  
Order Dated: October 14, 2025

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

Between  
**AAKASH MOGHARIYA**

Applicant(s) - **Landlord**

And  
**JULIA VITTORINA MATTIA FRANCO**  
**JOHN WILLIAM KASPER**

Respondent(s) - **Tenants**

Regarding the rental unit located at:  
**(UNIT 51) 19760 55 AVE, LANGLEY, BC**

**Re: An application under section(s) 38, 67, 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Julia Vittorina Mattia Franco, John William Kasper**, pay to the applicant, **Aakash Moghariya**, the sum of **\$5,162.84**.

**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.

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S. Judge, Arbitrator  
Residential Tenancy Branch