



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910205861**  
Order Dated: October 16, 2025

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

Between

**TOP VISION REALTY INC.**

Applicant(s) - **Landlord**

And

**BHARAT NAIR  
HOSAMANI SPOORTHY RAYANNA**

Respondent(s) - **Tenant**

Regarding the rental unit located at:

**1208-13750 100 AVE, SURREY, BC**

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

## **ORDER**

**I DO HEREBY ORDER**, under section 38 of the *Residential Tenancy Act*, that the applicant, **Top Vision Realty Inc.**, pay to the respondent, **Bharat Nair, Hosamani Spoorthi Rayanna**, the sum of **\$904.66**.

**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.

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J. Ceraldi, Arbitrator  
Residential Tenancy Branch