



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

File Number: **910214591**
Order Dated: October 14, 2025

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

Between
WESTSEA CONSTRUCTION LTD.

Applicant(s) - **Landlord**

And
FIONA SPAHIU

Respondent(s) - **Tenant**

Regarding the rental unit located at:
1604-1644 NELSON ST, VANCOUVER, BC

Re: An application under section(s) 46, 26, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **FIONA SPAHIU**, pay to the applicant, **WESTSEA CONSTRUCTION LTD.**, the sum of **\$4,195.00**.

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.

J. Casler, Arbitrator
Residential Tenancy Branch