



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910214780**
Order Dated: October 16, 2025

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

Between

**MICHAELA SHERWOOD-JANETKA
RYAN REINHART**

Applicant(s) - **Tenants**

And

1070534 B.C. LTD. & 1070537 B.C. LTD.

Respondent(s) - **Landlord**

Regarding the rental unit located at:

605-20144 86 AVE, LANGLEY, 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 respondent, **1070534 B.C. Ltd. & 1070537 B.C. Ltd.**, pay to the applicants, **Michaela Sherwood-Janetka and Ryan Reinhart**, the sum of **\$8,518.50**.

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.

J. Doyon, Adjudicator
Residential Tenancy Branch