



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910206730**
Order Dated: July 30, 2025

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

Between

**STEPFANIE SPENCER
CAMERON LINDSAY**

Applicant(s) - **Tenants**

And

**TIMOTHY LIGHTHEART
GRAHAM GORLEY**

Respondent(s) - **Landlords**

Regarding the rental unit located at:

206-334 5TH AVE E, VANCOUVER, 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 respondents, **Timothy Lighthouse and Graham Gorley**, pay to the applicants, **Stephanie Spencer and Cameron Lindsay**, the sum of **\$2,659.03**.

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