



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

File Number: **910187736**  
Order Dated: August 26, 2025

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

Between  
**JENNIFER KARA CALLAGHAN**

Applicant(s) - **Tenant**

And  
**KUEN SUN**

Respondent(s) - **Landlord**

Regarding the rental unit located at:  
**(UPPER) 3564 10TH AVE W, VANCOUVER, BC**

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

## **ORDER**

**I DO HEREBY ORDER**, under sections 51 and 72 of the *Residential Tenancy Act*, that the respondent, **Kuen Sun**, pay to the applicant, **Jennifer Kara Callaghan**, the sum of **\$45,436.00**.

**THIS ORDER** must be filed and enforced in the Supreme Court of British Columbia.

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J. Casler, Arbitrator  
Residential Tenancy Branch