



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

File Number: **910191529**
Order Dated: September 3, 2025

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

Between

MICHAEL MURPHY, ESTHER MURPHY, COLE MURPHY, EMMA MURPHY

Applicants - **Tenants**

And

SON KHAU

Respondent - **Landlord**

Regarding the rental unit located at:

11334 136 ST, SURREY, BC

Re: An application under sections 41, 42, 43, and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 41, 42, 43, and 72 of the *Residential Tenancy Act*, that the Respondent, **Son Khau**, pay to the Applicants, **Michael Murphy, Esther Murphy, Cole Murphy, Emma Murphy**, the sum of **\$1,068.69**.

N. Smith, Arbitrator
Residential Tenancy Branch