



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

File Number: **910197024**
Order Dated: September 9, 2025

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

Between
ZHENRUI LIANG
YONGSHENG XIE

Applicants - **Tenants**

And
HE SHAN

Respondent - **Landlord**

Regarding the rental unit located at:
305-5471 ARCADIA RD, RICHMOND, BC

Re: An application under sections 38, 67, and 72(1) of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 72(1) of the *Residential Tenancy Act*, that the Landlord, **He Shan**, pay to the Tenants, **Zhenrui Liang, Yongsheng Xie**, the sum of **\$430.00**.

THIS ORDER may be filed and enforced in the Provincial Court of British Columbia.

K. Wang, Arbitrator
Residential Tenancy Branch