



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

File Number: **910198311**  
Order Dated: September 8, 2025

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

Between  
**CHAOYU GAO**

Applicant - **Tenant**

And  
**TIMOTHY NG**

Respondent - **Landlord**

Regarding the rental unit located at:  
**707-9188 HEMLOCK DR, RICHMOND, BC**

**Re: An application under sections 51(2) and 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I order Timothy Ng to pay \$22,300.00 to Chaoyu Gao.**

---

C. Lopez, Arbitrator  
Residential Tenancy Branch