



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

File Number: **910198604**
Order Dated: September 10, 2025

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

Between
YI YUAN

Applicant - **Landlord**

And
STEVE CLUBINE

Respondent - **Tenant**

Regarding the rental unit located at:
(UPPER) 156 MURPHY ST S, CAMPBELL RIVER, BC

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

ORDER

I ORDER that the Tenant, Steve Clubine, pay **\$1,523.36** to the Landlord, Yi Yuan.

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.

M. Fox, Arbitrator
Residential Tenancy Branch