



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

File Number: **910199591**
Order Dated: September 5, 2025

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

Between

MARY GERONIMO
RUJJERRO GERONIMO

Applicant(s) - **Tenants**

And

LAO THANH NGUYEN

Respondent(s) - **Landlord**

Regarding the rental unit located at:

(MAIN) 2253 61ST AVE E, VANCOUVER, BC

Re: An application under section(s) 38, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 38 and 72 of the *Residential Tenancy Act*, that the Respondent, **LAO THANH NGUYEN**, pay to the Applicants, **MARY GERONIMO and RUJJERRO GERONIMO**, the sum of **\$3,661.36**.

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.

S. Campbell, Adjudicator
Residential Tenancy Branch