



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

File Number: **910199934**  
Additional File Number: **910199858**  
Order Dated: September 3, 2025

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

Between

**WILLIAM DEWOLF**  
**NICOLE DEWOLF**

Applicants/Respondents - **Tenants**

And

**MANNY MING YUE KWOK**

Respondent/Applicant - **Landlord**

Regarding the rental unit located at:

**507-1008 CAMBIE ST, VANCOUVER**

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

## **ORDER**

**I DO HEREBY ORDER**, under sections 38 and 72(1) of the *Residential Tenancy Act*, that the Landlord, **Manny Ming Yue Kwok**, pay to the Tenants, **William DeWolf** and **Nicole DeWolf**, the sum of **\$5,921.07**.

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

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K. Wang, Arbitrator  
Residential Tenancy Branch