



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

File Number: **910200046**  
Order Dated: August 26, 2025

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

Between  
**XIA WANG**

Applicant(s) - **Landlord**

And  
**MARTIN CROWDER**  
**FEMINA WACHAL**

Respondent(s) - **Tenant**

Regarding the rental unit located at:  
**330 2980 PRINCESS CRECENT, COQUITLAM, BC**

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

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondents, **Martin Crowder** and **Femina Wachal**, pay to the applicant, **Xia Wang**, the sum of **\$1,766.82**.

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

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S. Baker, Arbitrator  
Residential Tenancy Branch