



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

File Number: **910200750**  
Order Dated: September 10, 2025

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

Between  
**JOHNSON NGUYEN**

Applicant - **Landlord**

And  
**JULIE MCMAHON**

Respondent - **Tenant**

Regarding the rental unit located at:  
**312-13339 102A AVE, SURREY, 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(1) of the *Residential Tenancy Act*, that the Tenant, **Julie McMahon**, pay to the Landlord, **Johnson Nguyen**, the sum of **\$1,479.84**.

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

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K. Wang, Arbitrator  
Residential Tenancy Branch