



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910201838**  
Order Dated: September 2, 2025

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

Between  
**SONG YAO**  
**NINI QIAN**

Applicant(s) - **Tenant**

And  
**CASH OFFER LP**

Respondent(s) - **Landlord**

Regarding the rental unit located at:  
**(BASEMENT) 2-425 VISTA RD, KELOWNA, BC**

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

## **ORDER**

**I DO HEREBY ORDER**, under section 51 and 72 of the *Residential Tenancy Act*, that the respondent, **Cash Offer LP**, pay to the applicant, **Song Yao, Nini Qian**, the sum of **\$16,900.00**.

**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.

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L. Mooney, Arbitrator  
Residential Tenancy Branch