



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910203113**
Order Dated: September 4, 2025

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

Between

MONIQUE BERKIN
MARSHALL BERKIN

Applicant(s) - **Landlord**

And

RICHARD KULING
MARNI KULING

Respondent(s) - **Tenant**

Regarding the rental unit located at:

110-2374 OAKVILLE AVE, SIDNEY, BC

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

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Richard Kuling, Marni Kuling**, pay to the applicant, **Monique Berkin, Marshall Berkin**, the sum of **\$3,828.11**.

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.

A. Wood, Arbitrator
Residential Tenancy Branch