



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910204020**
Order Dated: September 11, 2025

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

Between

YUEN LUNG ANTHONY LEE

Applicant(s) - **Tenant**

And

LORRAINE YAO

Respondent(s) - **Landlord**

Regarding the rental unit located at:

619-7831 WESTMINSTER HWY, RICHMOND, BC

Re: An application under section(s) 51 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 51 of the *Residential Tenancy Act*, that the respondent, **Lorraine Yao**, pay to the applicant, **Yuen Lung Anthony Lee**, the sum of **\$20,725.44**.

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.

C. Nelson, Arbitrator
Residential Tenancy Branch