



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

File Number: **910204350**
Order Dated: August 28, 2025

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

Between
JENNIE LAM

Applicant(s) - **Landlord**

And
ELEANOR LEUNG

Respondent(s) - **Tenant**

Regarding the rental unit located at:
(BASEMENT) 3218 CHARLES STREET, VANCOUVER, BC

Re: An application under section 38 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 64.2 of the *Residential Tenancy Act*, that the applicant, **Jennie Lam**, pay to the respondent, **Eleanor Leung**, the sum of **\$380.90**.

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

S. Baker, Arbitrator
Residential Tenancy Branch