



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

File Number: **910204664**
Order Dated: August 26, 2025

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

Between

KALYNA VICTORIA SKETT
DONNA LIANNE WATSON

Applicant(s) - **Tenant**

And

HANH THUA NGO

Respondent(s) - **Landlord**

Regarding the rental unit located at:

2-237 RIDGEWAY AVE, NORTH VANCOUVER, BC

Re: An application under section(s) 38 and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 64.2 of the *Residential Tenancy Act*, that the respondent, **Hanh Thua Ngo**, pay to the applicant, **Kalyna Victoria Skett, Donna Lianne Watson**, the sum of **\$1,247.61**.

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.

S. Green, Arbitrator
Residential Tenancy Branch