



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

File Number: **910206864**
Order Dated: August 25, 2025

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

Between

BEN CHEN PAN

Applicant(s) - **Landlord**

And

HEATHER YIP

CLAYTON BROWN

Respondent(s) - **Tenant**

Regarding the rental unit located at:

(UPPER) 1539 EDEN AVE, COQUITLAM, 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, **HEATHER YIP, CLAYTON BROWN**, pay to the applicant, **BEN CHEN PAN**, the sum of **\$6,923.30**.

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. Arnsdorf, Arbitrator
Residential Tenancy Branch