



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910208215**
Order Dated: September 10, 2025

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

Between

MICHELLE CUNNINGHAM
EVAN CUNNINGHAM

Applicants – (the **Tenants**)

And

MICHELLE QUINN

Respondent – (the **Landlord**)

Re: an application pursuant to sections 38, 64.2, 67, and 72 of the *Residential Tenancy Act*, regarding the rental unit located at 104-1012 Auckland St, New Westminster, BC.

MONETARY ORDER

I order Michelle Quinn to pay \$1,672.65 to Michelle Cunningham and Evan Cunningham.

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.

N. Massah, Arbitrator
Residential Tenancy Branch