



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910208358**
Order Dated: September 3, 2025

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

Between

ANA LAURA GUIZAR

Applicant(s) - **Tenant**

And

LILLY LIANG

Respondent(s) - **Landlord**

Regarding the rental unit located at:

5728 NELSON AVE, BURNABY, BC

Re: An application under sections 46, 67, and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 67 of the *Residential Tenancy Act*, that the applicant, **Ana Laura Guizar**, pay to the respondent, **Lilly Liang**, the sum of **\$11,170.51**.

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.

J. Ceraldi, Arbitrator
Residential Tenancy Branch