



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910208564**
Order Dated: August 25, 2025

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

Between

ANDY TAN
THERESA TAN

Applicant(s) – **Landlord(s)**

And

TIMOTHY EVARISTO
ROSSYLE FABRICANTE

Respondent(s) – **Tenant(s)**

Regarding the rental unit located at:

(BASEMENT) 16382 77 AVE, SURREY, BC

Re: An application under section(s) 46, 26, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the Respondent(s), **Timothy Evaristo, Rossyle Fabricante**, pay to the Applicant(s), **Andy Tan, Theresa Tan**, the sum of **\$2,700.00**.

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. Grande, Adjudicator
Residential Tenancy Branch