



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910208604**  
Order Dated: September 5, 2025

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

Between  
**SEAN SPARKS**

Applicant(s) - **Tenant**

And  
**TOP VISION REALTY INC**

Respondent(s) - **Landlord**

Regarding the rental unit located at:  
**9195 211B ST, LANGLEY, BC**

**Re: An application under section(s) 46 and 55 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under section 64.2 of the *Residential Tenancy Act*, that the applicant, **Sean Sparks**, pay to the respondent, **Top Vision Realty Inc**, the sum of **\$2,404.49**.

**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.

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S. Green, Arbitrator  
Residential Tenancy Branch