



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

File Number: **910209847**
Order Dated: August 27, 2025

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

Between
ANQI CHEN
QIUHONG WU

Applicant(s) - **Tenants**

And
GUOQIANG SUN

Respondent(s) - **Landlord**

Regarding the rental unit located at:
(BASEMENT) 4575 7TH AVE W, VANCOUVER, BC

Re: An application under section(s) 38, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 38 and 72 of the *Residential Tenancy Act*, that the Respondent, **Guoqiang Sun**, pay to the Applicants, **ANQI CHEN and QIUHONG WU**, the sum of **\$2,833.49**.

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.

S. Campbell, Adjudicator
Residential Tenancy Branch