



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

File Number: **910211391**  
Order Dated: September 11, 2025

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

Between  
**ERIN SURINAK**  
**YU SONG**

Applicant(s) - **Landlords**

And  
**JAI-LEE CAMPBELL**  
**AERYN MORGAN**

Respondent(s) - **Tenants**

Regarding the rental unit located at:  
**(UNIT A) 462 VALLEY RD, KELOWNA, 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 Respondents, **Jai-Lee Campbell and Aeryn Morgan**, pay to the Applicants, **Erin Surinak and Yu Song**, the sum of **\$2,400.00**.

**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.

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S. Campbell, Adjudicator  
Residential Tenancy Branch