



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
Primary File Number: **910206419**  
Additional File Number(s): **910206364**  
Decision Dated: August 27, 2025

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

Between

**TRIUMPH REALTY LTD C/O HUNTER MCLEOD REALTY CORP - (T.D.L.C.H.)**

Applicant(s) - **Landlord**

And

**MARK LEPPINGTON - (M.L.)**

**LOUISE CLARK - (L.C.)**

Respondent(s) - **Tenant**

Regarding the rental unit located at:  
**3-3963 BOND ST, BURNABY, BC**

**Re: An application under section(s) 67 and 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under section 67 and 72 of the *Residential Tenancy Act*, that the respondent, **MARK LEPPINGTON and LOUISE CLARK**, pay to the applicant, **TRIUMPH REALTY LTD C/O HUNTER MCLEOD REALTY CORP - (T.D.L.C.H.)**, the sum of **\$3300.00**.

**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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C. Mitchell, Arbitrator  
Residential Tenancy Branch