



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910203364**  
Order Dated: October 3, 2025

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

Between

**STEPHANIE PHILLIPS**  
**BRADLEY GROSS**

Applicant(s) - **Tenant**

And

**YAQIN LI**

Respondent(s) - **Landlord**

Regarding the rental unit located at:

**4175 CROWN CRES, VANCOUVER, BC**

**Re: An application under section(s) 33, 67, 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72 of the *Residential Tenancy Act*, that the Respondent, **Yaqin Li**, pay to the Applicants, **Stephanie Phillips, Bradley Gross**, the sum of **\$1,789.73**.

**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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M. Thiessen, Arbitrator  
Residential Tenancy Branch