



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing and Municipal Affairs
File Number: **910203534**
Order Dated: October 2, 2025

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

Between
TIMOTHY WILLIAM MURPHY

Applicant - **Tenant**

And
JIAxin TIAN

Respondent - **Landlord**

Regarding the rental unit located at:
2263 MATHERS AVE, WEST VANCOUVER, BC

Re: An application under sections 51 and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 51 and 72 of the *Residential Tenancy Act*, that the respondent, **Jiaxin Tian**, pay to the applicant, **Timothy William Murphy**, the sum of **\$65,100.00**.

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.

J. Lownds, Arbitrator
Residential Tenancy Branch