



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

File Number: **910204849**
Order Dated: September 19, 2025

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

Between
YEN TANG RICHARD CHAO

Applicant(s) - **Landlord**

And
LIHUA SUN

Respondent(s) - **Tenant**

Regarding the rental unit located at:
3612-777 RICHARDS ST, VANCOUVER, BC

Re: An application under sections 38, 67 and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Lihua Sun**, pay to the applicant, **Yen Tang Richard Chao**, the sum of **\$4,052.28**.

THIS ORDER may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court).

S. Baker, Arbitrator
Residential Tenancy Branch