



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910205462**  
Order Dated: October 1, 2025

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

Between  
**LISA ANDRI**  
**WALTER ANDRI**

Applicants - **Landlords**

And  
**DMITRY KUBIKOV**

Respondent - **Tenant**

Regarding the rental unit located at:  
**711-777 RICHARDS ST, VANCOUVER, BC**

**Re: An application under sections 37, 38, 67 and 72 of the *Residential Tenancy Act*.**

## **ORDER**

**I DO HEREBY ORDER**, under sections 38, 67 and 72 of the *Residential Tenancy Act*, that the applicants, **Lisa Andri, Walter Andri**, pay to the respondent, **Dmitry Kubikov**, the sum of **\$1,510.70**.

**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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J. Lownds, Arbitrator  
Residential Tenancy Branch