



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs  
File Number: **910206272**  
Order Dated: September 19, 2025

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

Between  
**SHARON KONG**

Applicant(s) - **Landlord**

And  
**YINING YUAN**  
**XIAONI NIU**

Respondent(s) - **Tenant**

Regarding the rental unit located at:  
**310-8511 ACKROYD RD, RICHMOND, BC**

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

## **ORDER**

**I DO HEREBY ORDER**, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Yining Yuan, Xiaoni Niu**, pay to the applicant, **Sharon Kong**, the sum of **\$1,225.00**.

**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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A. Wood, Arbitrator  
Residential Tenancy Branch