



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

File Number: **910206386**
Order Dated: October 3, 2025

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

Between
ARKYN PITZEL
RUBY RUE

Applicant(s) - **Tenants**

And
ANTHONY THOMAS

Respondent(s) - **Landlord**

Regarding the rental unit located at:
6589 ELLIOTT ST, VANCOUVER, BC

Re: An application under section(s) 38, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 38 and 72 of the *Residential Tenancy Act*, that the respondent, **Anthony Thomas**, pay to the applicant, **Arkyn Pitzel, Ruby Rue**, the sum of **\$5,339.22**.

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.

S. Judge, Arbitrator
Residential Tenancy Branch