



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

File Number: **910209871**  
Order Dated: September 15, 2025

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

Between  
**RUOXI WANG**

Applicant - **Tenant**

And  
**TOWNLINE COTTONWOOD HOLDINGS LTD.**

Respondent - **Landlord**

Regarding the rental unit located at:  
**2502 - 515 COTTONWOOD AVE, COQUITLAM, BC**

**Re: An application under sections 32, 44, 46, 62, 65, and 70 of the *Residential Tenancy Act*.**

## **ORDER**

**I ORDER** that the Tenant, Ruoxi Wang, pay **\$5,050.00** to the Landlord, Townline Cottonwood Holdings Ltd..

**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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M. Fox, Arbitrator  
Residential Tenancy Branch