



# Dispute Resolution Services

Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

**File No. 910209932**  
**Additional File(s):910213317**

**Date: September 19, 2025**

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

Between

**PeiSo Realty Inc., Landlord(s),**  
Applicant(s)/Respondent(s)

And

**Xinmin Lu, Shuqin Mao, Tenant(s),**  
Applicant(s)/Respondent(s)

**Re: Applications pursuant to sections 46, 67 and 72 of the *Residential Tenancy Act* regarding a rental unit at:**

(Basement) 3939 11Th Ave W, Vancouver, BC

## **ORDER**

I HEREBY ORDER, pursuant to section 67 of the *Residential Tenancy Act*, that **Xinmin Lu, Shuqin Mao, Tenant(s)**, pay to **PeiSo Realty Inc., Landlord(s)**, the sum of **\$2,500.00**.

R. Yee, Arbitrator  
Residential Tenancy Branch