



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

File Number: **910211415**
Order Dated: October 1, 2025

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

Between
LOIS EDWARDS
JAMES VERPY

Applicant(s) - **Tenant**

And
SWAN WONG

Respondent(s) - **Landlord**

Regarding the rental unit located at:
(314) 984 WEST 7TH AVENUE, VANCOUVER, BC

Re: An application under section(s) 47, and 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 64.2 of the *Residential Tenancy Act*, that the applicant, **Lois Edwards, James Verpy**, pay to the respondent, **Swan Wong**, the sum of **\$625.00**.

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.

T. Tung, Arbitrator
Residential Tenancy Branch