



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

File Number: **910212180**
Order Dated: October 2, 2025

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

Between

BRUCE PHILLIPS
BURKLEY SULLIVAN
CHRISTOPHER SULLIVAN

Applicant(s) - **Tenant**

And

LOWENA LOUIE
LEUNG LAM

Respondent(s) - **Landlord**

Regarding the rental unit located at:

1088 GROVER AVE, COQUITLAM, BC

Re: An application under section 46, 47 and 55 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under section 67 of the *Residential Tenancy Act*, that the applicant, **Bruce Phillips, Burkley Sullivan, Christopher Sullivan**, pay to the respondent, **Lowena Louie, Leung Lam**, the sum of **\$2,950.00**.

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.

M. Schwartz, Arbitrator
Residential Tenancy Branch