



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

File Number: **910195442**
Order Dated: October 18, 2025

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

Between

ONE IN ALL SERVICES

Applicant(s) - **Landlord**

And

EMMANUEL BRISENO MORALES

Respondent(s) - **Tenant**

Regarding the rental unit located at:

103-2575 SPRUCE ST, VANCOUVER, BC

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

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the respondent, **Emmanuel Briseno Morales**, pay to the applicant, **One in All Services**, the sum of **\$1,928.91**.

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.

J. Edwards, Arbitrator
Residential Tenancy Branch