



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

File Number: **910206313**
Order Dated: July 30, 2025

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

Between
DAWN BURNHAM

Applicant(s) - **Landlord**

And
LESLIE ELIZABETH VAN HOEK

Respondent(s) - **Tenant**

Regarding the rental unit located at:
(BASEMENT) 214 13TH AVE N, CRANBROOK, BC

Re: An application under section(s) 46, 26, 72 of the *Residential Tenancy Act*.

ORDER

I DO HEREBY ORDER, under sections 67 and 72 of the *Residential Tenancy Act*, that the Respondent, **Leslie Elizabeth Van Hoek**, pay to the Applicant, **Dawn Burnham**, the sum of **\$875.00**.

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.

S. Campbell, Adjudicator
Residential Tenancy Branch

The contents of this decision, including any orders granted within the decision, can be verified online. Go to <https://tenancydispute.gov.bc.ca/PostedDecisions/> and enter the Decision ID: **AnonDec-230847**.