



Full Summary of Administrative Penalty

Name of Respondents: Nazim H ALANI (aka Nazimali Huseinali ALANI and Nazimali Huseinali Virji ALANI)
(Respondent)

Date of Penalty Issued: April 22, 2024

Contraventions under the *Residential Tenancy Act* (ACT):

- Terminating or restricting services or facilities (section 27(1)(a))

Outcome of the Investigation: An administrative penalty in the amount of \$4,500.00.

The Compliance and Enforcement Unit (CEU) received a complaint on February 5, 2024, from the tenants of a rental unit, alleging that the Respondent may have seriously contravened section 27(1)(a) of the Act by deliberately and continuously restricting power to the rental unit. Pursuant to section 87.1 of the Act, an investigation commenced on February 5, 2024.

Section 27(1)(a) of the Act stipulates that a landlord must not terminate or restrict a service or facility if

(a) the service or facility is essential to the tenant's use of the rental unit as living accommodation, or

(b) providing the service or facility is a material term of the tenancy agreement.

{emphasis added}

The evidence provided in the Investigation Report and supporting materials, included in the OTBH disclosure package, provide evidence that the Respondent deliberately and continuously terminated services or facilities to the tenants residing in the rental unit between February 5, 2024 to 9, 2024 (five days) despite being provided education about tenancy laws in BC and issued numerous warnings from an RTB Information Officer, Compliance and Enforcement Officer, and Investigator.

Administrative Penalties are issued to promote compliance. The respondent's compliance history and the seriousness of the contravention were considered when determining a one-time or continuing penalty.

Under the authority provided by Part 5.1 of the Act, the Case Manager of Compliance and Enforcement ordered administrative penalties on April 22, 2024, and the administrative penalties became due on or before June 24, 2024.

[Read full decision here](#)