



## Full Summary of Administrative Penalty

**Name of Respondents:** Richard Michael Good (Respondent)

**Date of Penalty Issued:** May 29, 2024

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

- Failure to comply with sections 32(1) and 33(1) of the Act as it relates to the fire alarm system at the rental property.
- Failure to comply with section 32(1) and 33(1) between June 26, 2023, up to and including to July 26, 2023 (31 days) as it relates to the exterior fire escape at the rental property.

**Outcome of the Investigation:** An administrative penalty in the amount of \$900.00 against Richard Good for failure to repair and maintain the fire alarm system at the rental property and \$1,000.00 for each day from June 26, 2023, to July 26, 2023, (31 days) for a total of \$31,000.00 for failure to repair and maintain the rear fire escape at the rental property, for a total administrative penalty of \$31,900.00.

The Compliance and Enforcement Unit (CEU) received a complaint on May 5, 2023, through the media, alleging that the Respondent may have seriously contravened sections of the Act. Pursuant to section 87.1 of the Act, an investigation commenced on May 5, 2023, and concluded on April 15, 2024.

It was determined that the Respondent deliberately and continuously failed to make immediate repairs to the fire alarm system. In addition, the Respondent deliberately failed to make required repairs to the fire escape for a prolonged period of time. The rental property was being investigated by the local fire department due to unsafe living conditions related to fire safety systems and structural failures of a rear fire escape. The serious actions of the landlord contravened sections 32(1) and 33(1) of the Act which placing the tenants at considerable risk of death or injury in the event of a fire.

The Respondent was provided with an Opportunity to be Heard April 17, 2024, in accordance with section 87.3(2) of the Act. Administrative Penalties are issued to promote compliance. The Respondent's compliance history and the seriousness of the contravention were considered when determining the continuing penalty.

Under the authority provided by Part 5.1 of the Act, the Director of Compliance and Enforcement ordered administrative penalties on May 29, 2024, and the administrative penalties became due on or before August 22, 2024.

[Click here for full decision](#)