



Full Summary of Administrative Penalty

Name of Respondents: 1052162 BC LTD, Ping (Peter) Wang (Respondents)

Date of Penalty Issued: August 30, 2024

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

- Failure to comply with section 32(1) of the Act as it relates to the fire safety systems including the lock on the front entrance and the hiring of an independent security company to conduct a fire watch and,
- Failure to comply with section 33(1)(a)(b)(c)(i)(ii)(iv)(v) related to the fire alarm systems and front entrance locks between March 8, 2024, up to and including March 15, 2024, (8 days) at the rental property.

Outcome of the Investigation: An administrative penalty in the amount of \$5,000.00 for each day between March 8, 2024, up to and including March 15, 2024 (8 days) for failure to repair and maintain the lock at the front entrance, failure to conduct a fire watch, and failure to ensure a working fire alarm system at the rental property, for a total administrative penalty of \$40,000.00.

The Compliance and Enforcement Unit (CEU) received a complaint on January 31, 2024, from the Ministry of Social Development and Poverty Reduction, alleging that the Respondents may have seriously contravened sections of the Act. Pursuant to section 87.1 of the Act, an investigation commenced on February 1, 2024.

It was determined that the Respondents deliberately and continuously ignored their responsibilities to deal with the urgent health and safety repairs that needed to be done to the rental property between March 8, 2024, up to and including March 15, 2024, despite being provided education about tenancy laws in BC from CEU Investigators. During the investigation of this rental property, it was also learned that the City of Port Alberni had issued a notice of Remedial Action Requirement to the property owners based on staff reports to the City Counsel regarding several failed attempts to bring the property owners into compliance with building and fire safety code infractions.

The Respondents were provided with two Opportunity to be Heard (OPP) dated May 1, 2024 (one being an amendment), and another OPP with an extended OPP period dated May 27, 2024, in accordance with section 87.3(2) of the Act. Administrative Penalties are issued to promote compliance. The seriousness of the contraventions in this case 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 August 30, 2024, and the administrative penalties became due on or before October 30, 2024.

[Read the full decision here](#)