



Full Summary of Administrative Penalty

Name of Respondents: Hardial Singh Chahal, Jasbinder Singh Purewal, and 1155382 B.C. Ltd

Date of Penalty Issued: September 04, 2025

Contraventions under the *Residential Tenancy Act (Act)*: Section 31(1.1) (Prohibitions on changes to locks and other access)

Outcome of the Investigation: An administrative penalty of \$5,000.00 for each day the contravention continued between December 19, 2024, and December 22, 2024, (4 days) for a total penalty of \$20,000.00

Key Findings:

1. Changing the lock to the rental unit

- On or about August 28, 2024, Hardial Singh Chahal, Jasbinder Singh Purewal, and 1155382 B.C. Ltd changed the locks to the rental unit and did not provide the tenant with a new key or other means that give access to the rental unit.
- After being warned of potential daily continuous administrative penalties the Respondents continued to not provide the tenant with a new key or other means of access to the rental unit between December 19, 2024, and December 22, 2024.

These actions contravened Section 31(1.1) of the Act, which stipulates that a landlord cannot change a lock or other means of access unless the tenant agrees to the change or the landlord provides a new key or other means of access to the tenant.

Investigation and Decision

- The Compliance and Enforcement Unit (CEU) became aware of these alleged contraventions on November 18, 2024, and commenced an investigation on November 26, 2024.
- Evidence confirmed that the tenant was locked out, her belongings removed, and access denied even after an RTB order (October 1, 2024), a BC Supreme Court (BCSC) writ of possession (October 8, 2024), and a subsequent BCSC order (December 16, 2024).
- The Respondents were repeatedly warned of potential administrative penalties but continued non-compliance. The CEU Case Manager concluded that the contravention was deliberate, continuous, and caused significant harm to the tenant.

Administrative Penalty:

- The CEU Case Manager imposed an administrative penalty in the amount of \$5,000.00 for each day between December 19, 2024-December 22, 2024, (4 days) for a total continuous penalty of \$20,000.00.
- The penalty aims to promote compliance with the Act and deter future violations.

Public Interest: The decision underscores the importance of upholding tenant rights and following due legal process. It serves as a deterrent to landlords who may attempt to contravene tenancy laws and reinforces the RTB's commitment to ensuring safe, lawful housing practices. The penalty and decision will be published to promote transparency and accountability.

The administrative penalty is due November 4, 2025.