



Full Summary of Administrative Penalty

Name of Respondent: Yu Song aka. David Song

Date of Penalty Issued: October 07, 2025

Contraventions under the *Residential Tenancy Act (the Act)*: Section 87.2 Production of Records

Outcome of the Investigation: A one-time administrative penalty in the amount of \$2,400.00

Key Findings:

1. Failed to comply with a lawful Demand for Production of Records under section 87.2 of the Act.

- The Investigator issued a Demand for Production of Records (the “Demand”) to the Respondent. The records were deemed essential to determining whether the Respondent was acting as a landlord and whether tenancy agreements existed that may have contravened the Act. Despite being properly served and acknowledging receipt, the Respondent did not provide the required records and did not provide a valid explanation as to why he could not provide them.

Investigation and Decision

- The Compliance and Enforcement Unit (CEU) received a complaint on March 2, 2023, alleging the Respondent may have created “sublease agreements” that did not comply with the Act around the ending of tenancies and rent increases. The CEU commenced an investigation on September 10, 2024.
- On September 12, 2024, the Investigator issued the Demand, and due to not having a valid service address, it was not successfully served until January 17, 2025. On January 23, 2025, the Investigator spoke with the Respondent about the Demand, the deadline to respond and the Respondent stated that he understood the requirements.
- The CEU Case Manager found the Respondent’s failure to respond was deliberate.

Administrative Penalty:

- The CEU Case Manager imposed a one-time administrative penalty in the amount of \$2,400.00
- The penalty reflects the deliberate and serious nature of the failure to comply, and that the obstruction of a formal CEU investigation will have consequences.

Public Interest: The decision supports public interest by reinforcing the authority of the director, promoting accountability, and deterring future non-compliance.

The administrative penalty is due December 08, 2025