



Full Summary of Administrative Penalty

Name of Respondent(s): Sumit Ghai

Contraventions under the Residential Tenancy Act (Act): Four (4) occurrences of providing false or misleading information in a dispute resolution proceeding contrary to section 87.3(1)(c) of the Act

Outcome of the Investigation: Total administrative penalty of \$16,000.00

Key Findings:

- **Matter 1 – Matter 4 section 87.3(1)(c) of the Act – False or Misleading Information**
- The decision determined that the respondent repeatedly and deliberately provided false or misleading information in four (4) dispute resolution proceedings. This included submitting fabricated or altered documents, misrepresenting tenancy relationships and property ownership, using non-existent addresses, and participating in a hearing in which an individual impersonated a tenant. The conduct was found to be intentional, sophisticated, and part of a repeated pattern aimed at manipulating the dispute resolution process.

Investigation and Decision:

- The Compliance and Enforcement Unit (CEU) received a complaint on October 25, 2024, from a former tenant of the Rental Property. The complaint alleged that the Respondent had made a fraudulent application for Dispute Resolution Services (DRS) and alleged that the Respondent attended a hearing with a person who impersonated the former tenant, which resulted in a settlement agreement. The CEU commenced an Investigation on October 28, 2024.
- The investigative scope included inquiries into RTB Dispute Management System (DMS) activity, financial transaction records, digital metadata, and third-party verification of documentary evidence. The respondents' explanations and mitigation submissions did not displace the evidence supporting the contraventions

Administrative Penalty:

- The Director of the CEU imposed four (4) one-time administrative monetary penalties in the amount of \$3,100.00 related to Matter 1, \$3,400.00 related to Matter 2, \$4,700.00 related to Matter 3, and \$4,800.00 related to Matter 4, for a total administrative monetary penalty of \$16,000.00 levied against the Respondent.

Public Interest:

- The decision emphasizes that providing false information, fabricating evidence, and impersonation undermines administrative fairness and public confidence in the dispute resolution processes. The penalties imposed reflect the need for meaningful deterrence of future non-compliance, accountability, and protection for tenants.

The administrative penalty is due on Monday, May 11, 2026.