



Full Summary of Administrative Penalty

Name of Respondent(s): 1460317 B.C. Ltd., Akhtar Nawaz and Sarwar Khan

Contraventions under the Residential Tenancy Act: Contraventions of sections 32(1) of the *Residential Tenancy Act* (the Act) in relation to eleven separate tenancies and further contraventions of section 32(1) and 33(1)(c)(v) of the Act for failure to complete emergency repairs to the electrical systems.

Outcome of the Investigation: Total Administrative Monetary Penalty of \$57,100.00

Key Findings:

The Director found that the respondents converted second and third floor office space into residential rental accommodation without the required approvals and continued to operate eleven tenancies despite significant fire and life safety concerns identified by the City of Vancouver and Vancouver Fire Rescue Services. The investigation also found that occupancy continued despite multiple “Not Safe to Occupy” and “Do Not Occupy” orders issued by municipal and fire authorities.

Investigation and Decision:

The CEU investigation began on November 28, 2025, upon receipt of a complaint from the City of Vancouver. The evidence established that tenants were living in areas not approved for residential occupancy and were exposed to significant unresolved fire and life safety deficiencies, including concerns relating to fire protection systems, means of egress, fire separations, and other critical life safety systems. These deficiencies persisted over an extended period despite repeated warnings, inspections, enforcement orders, and opportunities to achieve compliance.

Administrative Monetary Penalty:

The Director determined that penalties were warranted based on the exceptionally serious magnitude of risk posed to tenants. The Director also found that the respondents knowingly continued to permit occupancy after receiving clear notice of the deficiencies and multiple enforcement orders. The Director imposed eleven administrative monetary penalties of \$5,000 each for the tenancy-related contraventions, representing the maximum penalty permitted by legislation for each tenancy, as well as a further \$2,100 penalty related to the electrical system contravention, for a total penalty of \$57,100.

Public Interest:

This decision highlights the Residential Tenancy Branch’s commitment to protecting tenant safety and ensuring landlords comply with health, safety, and housing standards required by law, and having regard to the age, character and location of the rental unit, makes it suitable for occupation by a tenant. The matter was considered to be of significant public interest because it involved multiple tenants residing in unauthorized accommodations while serious fire and life safety risks remained unresolved despite repeated regulatory intervention.