



Full Summary of Administrative Penalty

Name of Respondent(s): Sam Chuin Hsiu Law, Lisa Pui-Yee Law, Jimy (Jim) Hon Chung Law, Matthew Tosaporn Lo, and Livewell Homestay and Cleaning Limited.

Contraventions under the Residential Tenancy Act (Act): Contraventions of section 32(1) of the Act affecting seventeen tenancies; a further section 32(1) contravention involving plumbing and electrical deficiencies that constituted emergency repair issues under section 33(1); and the provision of false or misleading information in six dispute resolution proceedings under section 87.3(1)(c).

Outcome of the Investigation: Total Administrative Monetary Penalty of \$93,800.00, consisting of \$90,000.00 imposed jointly against all Respondents and \$3,800.00 imposed separately against Jimy (Jim) Hon Chung Law.

Key Findings:

The Director found that the Respondents failed to maintain the rental property at [REDACTED], Vancouver, in accordance with health, safety, and housing standards. The property contained approximately twenty-one sleeping rooms and housed at least seventeen tenants while serious fire, egress, plumbing, electrical, occupancy, and construction concerns remained unresolved. The Director also found that Jimy (Jim) Hon Chung Law provided false or misleading information in six RTB dispute resolution proceedings concerning the property's condition, occupancy, municipal requirements, and operation.

Investigation and Decision:

The CEU began its investigation on August 26, 2025, following information from the City of Vancouver. Municipal, fire, tenancy, and RTB records, together with a CEU site visit, established continuing health and life-safety concerns. The property was vacated by approximately September 17, 2025. The Respondents received the investigation materials and an opportunity to respond but provided no submissions or additional evidence.

Administrative Monetary Penalty:

The Director imposed seventeen penalties of \$5,000.00 each, totaling \$85,000.00, for the section 32(1) contraventions affecting seventeen tenancies, and a further \$5,000.00 penalty for the unresolved emergency repair issues. These penalties were imposed jointly against all Respondents. A separate penalty of \$3,800.00 was imposed against Jimy (Jim) Hon Chung Law for providing false or misleading information. The total administrative monetary penalty was \$93,800.00.

Public Interest:

The decision reflects the importance of protecting tenants from unsafe housing, ensuring compliance with health and safety requirements, and maintaining the integrity of RTB dispute resolution proceedings. The penalties address serious conditions affecting multiple tenants and reinforce the requirement to provide complete and accurate information in RTB proceedings.