



Compliance and Enforcement Unit
Residential Tenancy Branch
Office of Housing and Construction Standards

December 15, 2020

CEU File # [REDACTED]

Full Summary of Administrative Penalty

Name of Respondent: Khalid AHMAD

Date of Penalty Issued: September 22, 2020

Contraventions under the Residential Tenancy Act (the Act): Section(s) 26, 37(1) and 45

Outcome of the Investigation: An administrative penalty in the amount of \$5,000.00

The Compliance and Enforcement Unit received a complaint on August 28, 2018 alleging the respondent was failing to comply with orders of the Director and contravening the Act by repeatedly not paying rent, failing to leave a rental unit at the end of tenancy and not providing proper notice to end tenancy as required. Pursuant to section 87.1 of the Act, an investigation commenced on July 22, 2020.

Between September 2016 and September 14, 2020, the Director of the Residential Tenancy Branch issued six decisions related to the respondent's failure to pay rent and granted Monetary Orders totaling \$24,350.00. The respondent repeatedly entered into new tenancy agreements, failed to pay rent, failed to leave rental property at the end of a tenancy, failed to provide proper notice to end tenancy and failed to make any efforts to pay the Monetary Orders for unpaid rent to landlords. Administrative Penalties are issued to promote compliance only after all other attempts to gain compliance have failed. The respondent's compliance history and the seriousness of the contravention were considered when determining a one-time or continuing penalty.

Under the authority provided by Part 5.1 of the Act, the Director of Compliance and Enforcement ordered a one-time administrative penalty on September 22, 2020.

The administrative penalty is due on November 23, 2020. [Click here to see full decision.](#)