



## Residential Tenancy Branch

### Compliance and Enforcement Unit

#### Summary of Administrative Penalty

**Name of Respondents:** Richard Michael Good (the respondent).

**Date Penalty Issued:** August 5, 2022

**Contraventions under the Residential Tenancy Act (the Act):**

Contravention of section 32(1) and section 33(1), section 32(1), section 87.3(1)(b), section 28(b).

**Amount of the Administrative Penalty:** \$36,000.00

**Date by which Penalty Must Be Paid:** October 4, 2022

The Compliance and Enforcement Unit (the "CEU"), Residential Tenancy Branch (the "RTB"), received an initial complaint on June 10, 2021, from the City of Victoria Bylaw Office alleging that the respondent may have contravened the Residential Tenancy Act (the "Act") by failing to comply with an Order of the director and has not completed repairs and maintenance at the rental property. The CEU commenced an investigation on June 11, 2021.

It was determined that the respondent deliberately and continuously avoided his responsibilities to address and repair serious and long-standing plumbing issues throughout the rental property dating back to July 29, 2020. The actions of the landlord occurred over a significant period of time and are a direct and deliberate contravention of section 32(1) of the Act. The delay in making repairs became exacerbated overtime and became so serious as to constitute emergency repairs thereby contravening section 33(1) of the Act.

It was further determined that the respondent has deliberately and continuously neglected his responsibility to maintain the rental property with respect to fire safety over a significant period of time, and in doing so, placed his tenants' life and safety at risk constituting a contravention of section 32(1) of the Act.

On May 12, 2021, the respondent was a party to a dispute resolution hearing at the RTB where he was issued an Order of the director to complete urgent section 32(1) repairs using the services of a qualified plumber. On February 17, 2021, the respondent was warned that failure to immediately complete emergency repairs causing imminent risk to a tenant that continuous penalties may be levied. The respondent failed to initiate any such repairs for a 10-day period resulting in a continuous administrative penalty for that period of time.

The failure of the respondent to meet his requirements as landlord constitutes an unreasonable, serious and deliberate interference with the tenant's right to quiet enjoyment to be free from unreasonable disturbance, as required by section 28(b) of the Act.

Under the authority provided by Part 5.1 of the Act, the Director of the Residential Tenancy Branch ordered an administrative penalty of \$36, 000.00 on August 5, 2022.

[Click here to see the full decision](#)