



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

October 13, 2020

CEU File # [REDACTED]

Full Summary of Administrative Penalty

**Name of Respondent:** Kirpal Mangat

**Date of Penalty Issued:** September 14, 2020

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

- 28 Protection of tenant's right to quiet enjoyment
- 95(3)(4) Offences and penalties

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

The Compliance and Enforcement Unit received a complaint on September 6, 2019 alleging the respondent was contravening the Act and failing to comply with orders of the Director. Pursuant to section 87.1 of the Act, an investigation commenced on February 6, 2020.

Over the course of five years the respondent failed to comply with orders of the Director to provide pest control and to complete repairs to the rental unit. Seven notices to end tenancy were found to be not served in good faith, causing an unreasonable disturbance to the tenant, in contravention of the Act. In addition, the CEU investigation determined the respondent submitted fraudulent evidence and testimony at several dispute resolution proceedings.

Administrative Penalties are issued to promote compliance and consideration is given to whether continuing application of the penalty will result in earlier compliance. 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 14, 2020.

The administrative penalty is due on November 16, 2020. [Click here to see full decision.](#)