



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

September 14, 2020

CEU File # [REDACTED]

Full Summary of Administrative Penalty

**Name of Respondent:** Nisha MANHAS

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

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

- 32 Landlord and tenant obligations to repair and maintain

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

The Compliance and Enforcement Unit received a complaint on March 8, 2020 alleging the respondent was contravening the Act by repeatedly and deliberately failing to conduct repairs and maintenance and failing to comply with orders of the Director. Pursuant to section 87.1 of the Act, an investigation commenced on April 8, 2020.

For the last five years the respondent repeatedly and deliberately failed to make the necessary repairs and maintenance to the rental unit. The respondent failed to comply with an order of the Director to make several repairs to the detriment of the renter and their children. Despite being made aware of the consequences for contravening the Act and failing to comply with an order of the Director, the respondent repeatedly and deliberately refused to comply.

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.](#)