



Residential Tenancy Branch

Compliance and Enforcement Unit

August 31, 2023

Notice of Administrative Penalty and Reasons for Decision

Crystal Delani OLSON
Jonathan HARKNESS

Full Summary of Administrative Penalty

Name of Respondents: Crystal Delani OLSON and Jonathan HARKNESS (Respondents)

Date of Penalty Issued: August 31, 2023

Contraventions under the *Residential Tenancy Act* (the Act): Section 26(1) of the Act.

Amount of Administrative Penalty: \$2,500.00

Date by which Penalty Must Be Paid: October 30, 2023

On March 2, 2023, the Compliance and Enforcement Unit (CEU) received a complaint alleging the Respondents had not complied with the Act by repeatedly failing to pay rent when due under a tenancy agreement. This matter was raised during the course of an investigation into a separate allegation that the landlord had terminated an essential service to the rental unit associated with the Respondents. The CEU became aware that the Respondents may have failed to pay rent during multiple and separate residential tenancies in British Columbia. The CEU commenced an investigation on March 9, 2023, in accordance with section 87.1 of the Act

Section 26(1) of the Act requires that a tenant must pay rent when it is due under the tenancy agreement, whether or not the landlord complies with the Act, the regulations or the tenancy agreement, unless the tenant has a right under the Act to deduct all or a portion of the rent.

The evidence provided in the investigation report and supporting materials indicated that the Respondents deliberately and repeatedly failed to pay rent contrary to section 26(1) of the Act.

Under the authority provided by Part 5.1 of the Act, the Director of the Compliance and Enforcement Unit ordered a one-time administrative penalty in the amount of \$2,500.00 against the Respondents for deliberately and repeatedly contravening section 26(1) of the Act.

[Click here for full summary](#)