



Residential Tenancy Branch Compliance and Enforcement Unit

April 20, 2022

CEU File # [REDACTED]

Full Summary of Administrative Penalty

Name of Respondents: Plan A Real Estate Services Ltd. (Plan A) and Anoop Majithia (Mr. Majithia) (collectively the respondents')

Date of Penalty Issued: April 20, 2022

Contraventions under the *Residential Tenancy Act (the Act)*: Section 5, Section 13(2)(a), Section 14(1), Section 20(e)

Contraventions under the *Residential Tenancy Regulation (the Regulation)*: Section 6, Section 7, Section 11, Section 12(2), Section 13, Section 13.1, Section 1 and Section 9 of the Schedule of the Regulation (the Schedule)

Amount of the Administrative Penalty: \$10,000.00

Date by which Penalty Must Be Paid: June 20, 2022

The Compliance and Enforcement Unit (the CEU) received a complaint on November 6, 2018, alleging the respondent was attempting to contract outside the Act in their tenancy agreements. Pursuant to section 87.1 of the Act, an investigation commenced on April 23, 2019.

It was determined that 152 of the respondents' furnished travel tenancy agreements were not exempt from the Act and that the respondents' inclusion of standard language that sought to avoid or disapply the Act on the basis that the tenancies were vacation or travel accommodations, was a contravention of section 5 of the Act and of no effect.

As it was found that the respondents' furnished travel tenancy agreement was not exempt from the Act, it was determined that in all the 152 tenancy agreements, the respondents' contravened the Act and Regulation, as identified above.

Administrative Penalties are imposed to promote compliance if a respondent has contravened a provision of the Act or the Regulation. The respondents' contraventions were considered, including the seriousness of them, when determining whether to impose a one-time or continuing penalty.

Under the authority provided by Part 5.1 of the Act, the Director of the Residential Tenancy Branch ordered a one-time administrative penalty of \$10,000.00 on April 20, 2022.

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