



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

June 30, 2020

CEU File # [REDACTED]

Full Summary of Administrative Penalty

Name of Respondent: Sean Quinton Starkes a.k.a Sean Quinton Andruchow a.k.a Sean Travis

Date of Penalty Issued: January 21, 2020

Contraventions under the Residential Tenancy Act (the Act):

- 26 Rules about payment and non-payment of rent
- 37 Leaving the rental unit at the end of a tenancy

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

The Compliance and Enforcement Unit received a complaint on August 6, 2019 alleging the respondent was contravening the Act by repeatedly and deliberately not paying rent and failing to comply with orders of the Director. Pursuant to section 87.1 of the Act, an investigation commenced on August 8, 2019

Over the course of approximately 12 years the respondent repeatedly failed to pay rent and on at least one occasion failed to leave a rental suite at the end of tenancy. The Director of the Residential Tenancy Branch (RTB) issued 13 decisions related to the respondent's failure to pay rent. Out of those 13 claims the Director of the RTB granted 11 monetary orders related to nonpayment of rent and 13 orders of possession against the respondent.

Administrative Penalties are issued to promote compliance. 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 January 21, 2020 and the administrative penalty became due on March 23, 2020. [Click here to see full decision.](#)