



Compliance and Enforcement Unit
Residential Tenancy Branch

CEU File # [REDACTED]

January 6, 2023

Full Summary of Administrative Penalty

Name of Respondent: United Revenue Properties Ltd, Verner Kober and Doreen Ouimet (respondents)

Date of Penalty Issued: January 6, 2023

Contraventions under the *Residential Tenancy Act* (the Act): Section 47(1)(k) of the Act.

Amount of Administrative Penalty: \$ 20,500.00

Date by which Penalty Must Be Paid: March 7, 2023

On August 23, 2022, the Compliance and Enforcement Unit (CEU) received a complaint from an employee working with the City of New Westminster, Bylaw Office, alleging that the respondents may have seriously contravened the Act by serving a one-month notice to end tenancy for cause on all tenants at the rental property on August 19, 2022, due to a government order when no such order existed. Pursuant to section 87.1 of the Act, an investigation commenced on September 9, 2022.

Section 47(1)(k) of the Act pertains to a notice to end tenancy given by a landlord upon a tenant for cause; in this case under subsection (k), the rental unit must be vacated to comply with an order of a federal, British Columbia, regional or municipal government authority.

The evidence indicated that the respondent took steps to end tenancies not in accordance with the Act. The evidence indicated that the respondent gave notice to end tenancy to five separate renters pursuant to section 47(1)(k) of the Act due to a government order when no such order existed.

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 five one-time administrative penalties in the amount of \$4,100.00 each, for a total of \$20,500.00 on January 6, 2023 and the administrative penalty became due on or before March 7, 2023. [Click here to see full decision](#)