



Residential Tenancy Branch
Compliance and Enforcement Unit

July 12, 2023

Full Summary of Administrative Penalty

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

Date of Penalty Issued: July 12, 2023

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

- Contravention of section 32(1), landlord and tenant obligations to repair and maintain related to fire safety.
- Contravention of section 33(1), landlord obligations to address emergency repairs.
- Contravention of section 32(1), landlord and tenant obligations to repair and maintain related to building maintenance.

Amount of Administrative Penalty: \$ 15,000.00

Date by which Penalty Must Be Paid: September 11, 2023

On July 19, 2022, the Compliance and Enforcement Unit (the CEU) received a complaint from the City of New Westminister Bylaw Office/Tenant Support Coordinator with the City of New Westminister BC (the City) alleging that the respondents have not complied with the *Residential Tenancy Act* (the Act) by repeatedly and deliberately failing to make necessary emergency repairs, repairs and maintenance at the rental property. The allegation included that the landlord had not made any repairs to the rental property as required by a maintenance Order from the City and the New Westminister Fire & Rescue Services (the NWFRS).

Section 32(1) of the Act requires a landlord to provide and maintain the residential property in a state of decoration and repair that complies with the health, safety and housing standards by law and having regard to the age, character and location of the rental unit, makes it suitable for occupation by a tenant. Section 33(1) of the Act defines “emergency repairs” as “urgent” and “necessary for the health or safety of anyone or for the preservation or use of the residential property”.

The evidence indicated that the respondent repeated a contravention of section 32(1) related to fire safety, section 32(1) and 33(1) related to repairs, maintenance and emergency repairs. 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 three one-time administrative penalties in the amount of \$5,000.00 each, for a total of \$15,000.00 against the respondent for contravening section 32(1) of the Act related to fire safety, section 33(1) of the Act and section 32(1) of the Act related to repairs and maintenance.

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