



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

December 3, 2020

CEU File # [REDACTED]

Full Summary of Administrative Penalty

**Name of Respondent:** Pierre Ka-Ling WONG and Hue Phan WONG

**Date of Penalty Issued:** October 29, 2020

**Contraventions under the Residential Tenancy Act (the Act):** Section 33 Emergency Repairs

**Outcome of the Investigation:** An administrative penalty in the amount of \$1,000.00 for each day the contravention continued

The Compliance and Enforcement Unit (the CEU) received a complaint on August 19, 2020 alleging the respondent was contravening the Act by failing to make emergency repairs. Pursuant to section 87.1 of the Act, an investigation commenced on August 28, 2020.

Between August 29, 2020 and September 3, 2020, the respondent made minimal efforts to ensure the fire alarm system was fully functioning. The respondent was informed by the Provincial Fire Commissioner (PFC) that the deficiencies created an imminent risk to the life of the occupants residing in the 14-unit building in the event of a fire and was Ordered by the PFC to make repairs. The CEU advised the respondent of their obligation to comply with the Act and the potential consequences for not doing so, and the respondent did not take the immediate action required to make the urgent and necessary 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 a \$1,000.00 administrative penalty for each day the contravention continued for a total of \$6,000.00.

The administrative penalty is due on January 4, 2021. [Click here to see full decision.](#)