



BRITISH  
COLUMBIA

## Residential Tenancy Branch

Compliance and Enforcement Unit

CEU File # [REDACTED]  
November 9, 2021

### Notice of Administrative Penalty and Reasons for Decision

Pierre Ka-Ling Wong  
Hue Phan Wong

[REDACTED]

To: Pierre Ka-Ling Wong and Hue Phan Wong

### Summary of Administrative Penalty

**Name of Respondents:** Pierre Ka-Ling Wong and Hue Phan Wong

**Rental Property:** [REDACTED]

**Date Penalty Issued:** November 9, 2021

**Contraventions under the Residential Tenancy Act (the Act):** Contravention of section 32 (1) landlord and tenant obligations to repair and maintain.

**Amount of the Administrative Penalty:** \$5,000.00

**Date by which Penalty Must Be Paid:** January 10, 2022

The Compliance and Enforcement Unit (the "CEU") received a complaint on December 30, 2020 alleging the respondents were contravening the Act. Pursuant to section 87.1 of the Act, an investigation commenced regarding this matter ("matter 2") on or about May 14, 2021.

The respondents were provided with notice of an Opportunity to be Heard via my letter dated August 30, 2021 in accordance with section 87.3(2) of the Act and section 33 of the *Residential Tenancy Regulation* (the Regulation).

Administrative Penalties are imposed to promote compliance only after other attempts to gain compliance have failed. I considered the respondents' compliance history and the seriousness of the contravention when determining whether to impose a one-time or continuing penalty.

Under the authority provided by Part 5.1 of the Act, I am ordering a one-time administrative penalty of \$5,000.00 against the respondents. As explained in the decision, in certain circumstances, the respondents have the right to have the Director of the Residential Tenancy Branch (or a delegate appointed by her) reconsider my decision to impose an administrative penalty. [Click here to see full decision.](#)