



Full Summary of Administrative Penalty

Name of Respondent: Artur Wilman

Date of Penalty Issued: 26 March 2025

Contraventions under the *Short-Term Rental Accommodations Act (the Act)*: Section 14(1)(a)

Outcome of the Investigation: Administrative Monetary Penalty in the amount of \$34,400.00

Key Findings:

- 1. The Respondent provided short-term rental accommodation services at three properties in contravention of the principal residence requirement under Section 14(1)(a) of the Act.**

The Respondent owned four properties outside the “exempt land” area and provided short-term rental accommodation services at three of those properties without meeting the principal resident requirement.

Investigation and Decision:

- The Compliance and Enforcement Unit (CEU) received a tip via the Public Tip Information Form on June 25, 2024, alleging the Respondent was operating short-term rentals and did not meet the principal residence requirement and subsequently an investigation commenced.
- The investigation indicated that the Respondent hosted short-term rental accommodation services at three properties located within the City of Victoria owned by the Respondent between May 2024 and October 2024 removed.
- The Respondent removed the listings from the Airbnb platform in October 2024 following education by the CEU Investigator but were subsequently re-listed on Airbnb in December 2024.
- Submissions from the Respondent did not provide evidence to rebut short-term rental activity or establish any of the properties as his principal residence.
- The CEU Director concluded that none of the three Properties qualified as the Respondent’s principal residence for 2024 and therefore the three short-term rental offers contravened section 14(1)(a) of the Act.
- The Respondent applied for review consideration of the original decision, and it was dismissed based on findings the original decision met the legislative requirements.

Administrative Penalty:

In accordance with section 26(1) and 27 of the Act, the CEU Director set the penalty at \$400 per property per day for the month of September 2024 for a total administrative penalty in the amount of \$34,400.00

Public Interest: This decision serves the public interest by deterring unauthorized short term rental activity, promoting compliance with principal residence requirements, and supporting the availability of long-term housing for British Columbians.

The administrative penalty was due May 28, 2025.