



City of Hamilton
PROPERTY STANDARDS COMMITTEE
AGENDA

**Established under the Building Code Act, 1996 and the Property Standards
By-law No. 23-162**

Date: May 1, 2024

Time: 9:30 a.m.

Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Lisa Kelsey, Committee Secretary (905) 546-2424 ext. 4605

	Pages
1. APPROVAL OF AGENDA	
(Added Items, if applicable, will be noted with *)	
2. CONFLICTS OF INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
3.1 February 20, 2024	3
4. CONSENT	
4.1 312 Aberdeen Avenue - To be Adjourned to a future meeting	5
4.2 121 Hunter Street West - To be Rescinded	8
4.3 16 Wilson Street East - To be Adjourned on Consent	10
5. HEARINGS	
5.1 9 Ridgewood Boulevard	13

5.2 54 Hess Street South 14

5.3 231 Fernwood Crescent 18

6. TRIBUNAL BUSINESS

7. ADJOURNMENT



Hamilton

MINUTES

24-002

PROPERTY STANDARDS COMMITTEE

February 20, 2024

9:30 a.m.

Room 264, Hamilton City Hall

71 Main Street West

Hamilton, Ontario

Present: Thomas Lofchik, Chair,
Ernest Eberhard, Marvin Largo, Janek Kuchmistrz

Absent with Regrets: Amy Neal

Also Present: Brandon Blackmore, Solicitor/Hearing Prosecutor
Stephen Chisholm, Solicitor
Lisa Kelsey, Legislative Coordinator, City Clerk's Office

The meeting was called to order.

(a) BROADCASTING / RECORDING POLICY

The Chair asked the Parties and public audience if anyone wished to record and/or broadcast the meeting, as required by the Property Standards Committee's Broadcasting Policy.

No one requested permission to record the meeting.

(b) CHANGES TO THE AGENDA (Item 1)

The Legislative Coordinator advised there were no changes to the Agenda.

(Kuchmistrz/Largo)

That the February 20, 2024 Property Standards Committee agenda be approved, as presented.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 2)

None declared.

(d) APPROVAL OF PREVIOUS MINUTES (Item 3)

- (i) December 20, 2023 (Item 3.1)**
- (ii) Clerks Report – January 31, 2024 (Item 3.2)**

(Kuchmistrz/Eberhard)

That the Property Standards Committee Minutes dated December 20, 2023 and the January 31, 2024 Clerks Report, be approved, as presented.

CARRIED

(e) CONSENT ITEMS (Item 4)

- (i) Matters for Adjournment (Item 4.1)**

(Eberhard/Marvin)

That the Hearing for 16 Wilson Street East be adjourned to the March 6th meeting.

CARRIED

(f) HEARINGS (Item 5)

- (i) 9 Ridgewood Boulevard (Item 5.1)**

The City's Prosecutor advised that they had not received the Appellant's materials and was not able to obtain consent from the Appellant to Adjourn the Hearing to the March 6th meeting.

(Kuchmistrz/Eberhard)

That the Hearing for 9 Ridgewood Boulevard be adjourned to the March 6th meeting.

CARRIED

(g) ADJOURNMENT

(Kuchmistrz/Eberhard)

That the Property Standards Committee meeting be adjourned at 9:37 a.m.

CARRIED

Lisa Kelsey
Legislative Coordinator, Property Standards Committee
City Clerk's Office

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992
Property Standards Order No. 23-304776 00 MLE

Order issued to:
2488037 ONTARIO INC.
59 JOHN STREET. S.
HAMILTON, ON
L8N 2B9

Municipal Address to which Order applies:
312 ABERDEEN AVE.
HAMILTON, ON

Property Identification Number:
17133-0153 (LT)

An inspection on or about **September 19, 2023** of your property, **312 ABERDEEN AVE., UNIT 11, HAMILTON, ON** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law # 23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	12(4)(b) An exterior wall and its components and attachments shall be repaired of vandalism or other damage including but not limited to broken windows.	Repair/replace cracked windowpane in bedroom.
2	14(1) (a) A door, window, hatch or other opening and its frame and any additional features relating to accessibility shall be maintained to properly perform its intended functions and repaired or replaced if damaged including but not limited to an exterior door, window, hatch or other opening and its frame being constructed to minimize drafts and heat loss through the infiltration of outside cold air.	Repair/replace front door latch.
3	14(5) A window in a dwelling or a dwelling unit designed to be open shall be fitted with screens so as to prevent the entrance of insects and rodents and such screens shall be maintained so as to properly perform their intended function.	Install screen in bedroom window capable of being opened.
4	16(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings or other substantial defects.	Repair all open cracks in ceiling/walls of unit.
5	21(1) The plumbing system and every plumbing fixture in a building shall be maintained so as to properly perform its intended function and free from leaks and defects.	Repair plumbing fixtures causing leak(s) in water closet & repair any damage caused by leak(s)
6	22(1) A kitchen shall contain: (e) every cupboard, kitchen fixture and fitting shall be maintained in a state of good repair and working order.	Repair/replace loose kitchen faucet.

ORDER

312 ABERDEEN AVE., HAMILTON, ON

You are ordered, no later than November 15, 2023.

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However, no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished or relocated, except in accordance with the Ontario Heritage Act.

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$152.21 plus HST of \$19.79 for a total of \$172 via cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
1. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
2. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
3. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to pay the fee for discharge of an order as set out in the City's *User Fees and Charges* by-law. Failure to obtain payment will result in the fee being added to municipal property taxes.

Issued on: **October 27, 2023**

Signature: Tori Price

Tori Price
Municipal Law Enforcement Officer
905-546-2424 Ext. 2344

ORDER

312 ABERDEEN AVE., HAMILTON, ON

For office use only

Order drafted by: JJ

Order served:

by:

electronic service

personal service

registered mail

Friday October 27th, 2023

Serving officer's initials: TP

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
330 Wentworth St. N., Hamilton, ON L8L 5W3

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992

Property Standards Order No. 23-307144 00 MLE

Order issued to:

FONTAINEBLEAU APARTMENTS LIMITED
50 KING STREET. E.
HAMILTON, ON
L8N 1A6

Municipal Address to which Order applies:

121 HUNTER ST. W.
HAMILTON, ON

Property Identification Number

17136-0504 (LT)

An inspection on or about **November 10, 2023** of your property, **121 HUNTER ST. W., HAMILTON, ON** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	<p>23(3) A waste chute in a building containing three (3) or more dwelling units shall not be closed to use except when:</p> <p>(b)(i) the owner provides a waste storage area on each floor of the building and daily collection of waste from such waste storage areas.</p> <p>(ii) the occupants are not required to deliver waste to the ground floor, basement or parking lot of the building; or</p> <p>(c) the owner has a current and valid permit to close a waste chute issued by the Director.</p>	<ul style="list-style-type: none"> • Ensure that the owner provides a waste storage area on each floor of the building and daily collection of waste from such waste storage areas. • Ensure that the occupants are not required to deliver waste to the ground floor, basement or parking lot of the building. • Ensure that the owner has a current and valid permit to close a waste chute issued by the Director.

You are ordered, no later than December 15, 2023:

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However, no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished or relocated, except in accordance with the Ontario Heritage Act.

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with

ORDER

121 HUNTER ST. W., HAMILTON, ON

this Order.

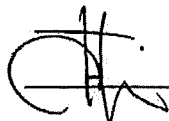
You may appeal this Order within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$152.21 plus HST of \$19.79 for a total of \$172 via cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
4. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to pay the fee for discharge of an order as set out in the City's *User Fees and Charges* by-law. Failure to obtain payment will result in the fee being added to municipal property taxes.

Issued on: **November 16, 2023**

Signature:



Damir Vincetic
Municipal Law Enforcement Officer
905-977-8216

For office use only	
Order drafted by: JJ	
Order served:	by: _____ electronic service
_____, 20____	_____ personal service
Serving officer's initials: _____	_____ registered mail

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
330 Wentworth St. N, Hamilton, ON L8L 5W3

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992

Property Standards Order No. 23-136383 00 MLE

Order issued to:

DR N S FAHMY MEDICINE
PROFESSIONAL CORPORATION
100 – 81 WILSON ST W
ANCASTER, ON, L9G 1N1

Municipal Address to which Order applies:

16 WILSON STREET EAST
ANCASTER, ONTARIO

Property Identification Number

17435-0030 (LT)

An inspection on or about **August 14, 2023** of your property, **16 WILSON STREET EAST ANCASTER, ONTARIO** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	13(2) A foundation wall or a basement or crawl space floor shall be maintained so as to properly perform its intended function.	Repair hole in basement floor
2	16(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings or other substantial defects.	Repair hole in ceiling of bedroom; Repair peeling ceiling in kitchen
3	14(5) A window in a dwelling or a dwelling unit designed to be open shall be fitted with screens so as to prevent the entrance of insects and rodents and such screens shall be maintained so as to properly perform their intended function.	Install screens on all windows capable of being opened on property
4	22(7) Appliances supplied by the landlord of a rental unit shall be maintained in a good state of repair and in a safe operable condition.	Repair/Replace dishwasher to perform intended function
5	12(2) An exterior wall, chimney, roof or other parts of a building, structure, fence or retaining wall, including a mobile structure or building, shall be free from loose or insufficiently secured, rotten, warped or broken materials and objects and such material and objects shall be removed, repaired or replaced.	Repair chimney and associated exterior parts of chimney in disrepair
6	10(3) An eavestrough or downspout shall be maintained: (b) free from any obstructions; (c) in a stable condition, securely fastened to the building or structure it drains (d)so as to properly perform its	Repair/Replace eavestroughs/downspouts in disrepair & remove all debris from eavestroughs

ORDER

16 WILSON STREET EAST ANCASTER, ONTARIO

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
	intended function.	
7	21(1) The plumbing system and every plumbing fixture in a building shall be maintained so as to properly perform its intended function and free from leaks and defects.	Repair all plumbing fixtures not operating as intended
8	14(1) (a) A door, window, hatch or other opening and its frame shall be maintained to properly perform its intended functions and repaired or replaced if damaged including but not limited to an exterior door, window, hatch or other opening and its frame being constructed to minimize drafts and heat loss through the infiltration of outside cold air.	Repair window frame in rear of property; repair door frame at entrance of property
9	15(4) (a) An exterior stairway with more than 3 risers and less than 7 risers or an interior stairway in a dwelling or dwelling unit with more than 2 risers shall have at least one handrail sufficient to prevent an accidental fall and such handrail shall be repaired or replaced if damaged.	Install handrail at basement stairway

You are ordered, no later than October 11, 2023.

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However, no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished or relocated, except in accordance with the Ontario Heritage Act.

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$152.21 plus HST of \$19.79 for a total of \$172) via cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.

ORDER

16 WILSON STREET EAST ANCASTER, ONTARIO

-
4. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to pay the fee for discharge of an order as set out in the City's *User Fees and Charges* by-law. Failure to obtain payment will result in the fee being added to municipal property taxes.
-

Issued on: **September 22, 2023**

Signature: 

**Tori Price
Municipal Law Enforcement Officer
905-546-2424 Ext. 2344**

For office use only	
Order drafted by: J. Reeves	
Order served: <u>September 22, 2023</u>	by: <input type="checkbox"/> electronic service
	<input type="checkbox"/> personal service
Serving officer's initials: <u>TP</u>	<input checked="" type="checkbox"/> registered mail

CITY OF HAMILTON
 Municipal Law Enforcement Section, Planning and Economic Development Department
 330 Wentworth St. N, Hamilton, ON L8L 5W3

ORDER

*Appeal notice required
 Art's letter attached
 and dated 12/2/23
 appeal filed
 (Bank of Montreal)*

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992

Property Standards Order No. 23-306060 00 MLE

Order issued to:

BRIAN LANE
 9 RIDGEWOOD BLVD.
 DUNDAS, ON
 L9H 7A5

Municipal Address to which Order applies:

9 RIDGEWOOD BLVD.
 HAMILTON, ON

Property Identification Number:

17446-0827 (LT)

An inspection on or about **September 28, 2023** of your property, **9 RIDGEWOOD BLVD., HAMILTON (DUNDAS), ON** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	12(2) An exterior wall, chimney, roof or other parts of a building, structure, fence or retaining wall, including a mobile structure or building, shall be free from loose or insufficiently secured, rotten, warped or broken materials and objects and such material and objects shall be removed, repaired or replaced. 12(5) A roof and its components and attachments including the fascia board, soffit, cornice and flashing shall be maintained to properly perform their intended functions including but not limited to being in a weather-tight condition able to prevent the leakage of water into the building.	<p>Repair or replace roof to ensure it is free from loose or insufficiently secured, rotten, warped, or broken materials and objects and such material.</p> <p>Ensure the roof is in a weather-tight condition able to prevent the leakage of water into the building.</p>
2	10(1) Storm water, including storm water discharged from a roof, shall be drained so as to prevent recurrent standing water, erosion or other damage on the property or on an adjoining property.	Ensure storm water is drained so as to prevent recurrent standing water, erosion or other damage to the building. Special attention to the west side of building.

You are ordered, no later than December 23, 2023:

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However, no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished or relocated, except in accordance with the Ontario Heritage Act.

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
330 Wentworth St. N, Hamilton, ON L8L 5W3

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992

Property Standards Order No. 23-311639 00 MLE

Order issued to:

BROWN'S WHARF DEVELOPMENT CORP
 34 HESS ST. S
 HAMILTON, ON, L8P 3N1

Municipal Address to which Order applies:

54 HESS STREET SOUTH
 HAMILTON, ONTARIO

Property Identification Number

17136-0006 (LT)

An inspection on or about **October 24, 2023** of your property, **54 HESS STREET SOUTH HAMILTON, ONTARIO** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	12(1) All exterior surfaces of a building, structure, fence or retaining wall, including a mobile structure or building, shall be of materials which resist deterioration by the weather or have resistant coatings applied to them, except that a farm building may have unprotected wood surfaces.	<p>Coating on window frames found on east side of building is deteriorated.</p> <p>Remedy: Ensure exterior surfaces of building have resistant coatings applied to them. Attention to east window frame.</p>
2	12(2) An exterior wall, chimney, roof or other parts of a building, structure, fence or retaining wall, including a mobile structure or building, shall be free from loose or insufficiently secured, rotten, warped or broken materials and objects and such material and objects shall be removed, repaired or replaced.	<p>Parts of mansard roof observed to be loose or insufficiently secured and warped or rotten particular on west and north areas of the building. Cladding connecting the east bay window and stone façade observed to be in state of deterioration. Attention to areas where mansard roof comes in contact with the eavestrough and areas of the mansard roof surrounding the east chimney found on the north side.</p> <p>Remedy: Ensure mansard roof is in a condition free from loose or insufficiently secured, rotten, warped, or broken materials and</p>

ORDER

54 HESS ST. S HAMILTON, ON

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
		<p>objects. Such objects shall be repaired or replaced. Attention to areas of mansard roof where roof meets the eavestrough on west and north side and parts of roof around the east chimney on the north wall.</p> <p>Repair or replace cladding connecting the east bay window and stone façade.</p> <p>Note: Application for a Heritage Permit must be issued with City of Hamilton before implementing any work impacting identified Heritage attributes.</p> <p>Application for a Building Permit must be issued with the City of Hamilton if applicable.</p>
3	<p>12(4) An exterior wall and its components and attachments shall be:</p> <p>(a) maintained to prevent their deterioration by painting, restoring or repairing the walls, coping or flashing or by waterproofing the wall itself;</p>	<p>Mortar bonding between stones on north exterior wall observed to be unbonded. Moisture staining evident on north elevation of east chimney.</p> <p>East blue awning observed to be in state of deterioration.</p> <p>Remedy: Ensure exterior walls of building are maintained to prevent deterioration. Restore or repair north exterior wall to prevent further deterioration; coping or flashing or by waterproofing the walls itself. Attention to, but not limited to, exterior wall by north elevation of east chimney</p> <p>Repair, remove or replace blue awning found on east side of building.</p>

ORDER

54 HESS ST. S HAMILTON, ON

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
		<p>Note: Application for a Heritage Permit must be issued with the City of Hamilton before implementing any work impacting identified Heritage attributes.</p> <p>Application for a Building Permit must be issued with the City of Hamilton if applicable.</p>
4	<p>12(5) A roof and its components and attachments including the fascia board, soffit, cornice and flashing shall be maintained to properly perform their intended functions including but not limited to being in a weather-tight condition able to prevent the leakage of water into the building;</p>	<p>Mansard roof and chimney removal areas found to be a primary source of water infiltration into the building.</p> <p>Remedy: Ensure the roof, chimneys and all of its components and attachments are in a weather-tight condition to prevent leakage of water into the building.</p> <p>Note: Application for a Heritage Permit must be issued with the City of Hamilton before implementing any work impacting identified Heritage attributes.</p> <p>Application for a Building Permit must be issued with the City of Hamilton if applicable.</p>

You are ordered, no later than December 13, 2023.

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished or relocated, except in accordance with the Ontario Heritage Act.

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$152.21 plus \$19.79 hst for a total fee of \$172.00 via cheque payable to the City of

ORDER

54 HESS ST. S HAMILTON, ON

Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
1. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
2. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
3. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to pay the fee for discharge of an order as set out in the City's *User Fees and Charges* by-law. Failure to obtain payment will result in the fee being added to municipal property taxes.

Issued on: **November 10, 2023**

Signature: _____



Andy Tran
Municipal Law Enforcement Officer
905-546-2424 Ext. 1328

For office use only

Order drafted by: J. Reeves

Order served: _____

by: _____

_____ electronic service

November 10, 2023

AT

_____ personal service

Serving officer's initials: AT

_____ registered mail

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
330 Wentworth St. N, Hamilton, ON L8L 5W3

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992

Property Standards Order No. 24-186097 00 MLE

Order issued to:

WEN LAN LUO
 PING DENG HUANG
 1080 SPRINGWATER CRES.
 MISSISSAUGA, ON
 L5V 1G4

Municipal Address to which Order applies:

231 FERNWOOD CRESCENT
 HAMILTON, ONTARIO

Property Identification Number:

17004-0010 (LT)

An inspection on or about **February 09, 2024**, of your property, **231 FERNWOOD CRESCENT, HAMILTON, ONTARIO** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	14(1) (a) A door, window, hatch or other opening and its frame and any additional features relating to accessibility shall be maintained to properly perform its intended functions and repaired or replaced if damaged including but not limited to an exterior door, window, hatch or other opening and its frame being constructed to minimize drafts and heat loss through the infiltration of outside cold air. (b) For the purposes of subsection 14(1)(a) "damaged" includes but is not limited to: (ii) broken or missing glass.	<p>Repair or replace windows at front interior door, front exterior door, replace exterior door screen, and maintain in a condition so as to properly perform its intended function.</p> <p>Remove all broken glass from front of property.</p>

You are ordered, no later than March 04, 2024:

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However, no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished or relocated, except in accordance with the Ontario Heritage Act.

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$159.29 plus HST of \$20.71 for a total of \$180 via cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards

ORDER

231 FERNWOOD CRESCENT, HAMILTON, ONTARIO

Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
4. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to pay the fee for discharge of an order as set out in the City's *User Fees and Charges* by-law. Failure to obtain payment will result in the fee being added to municipal property taxes.

Issued on: **February 12, 2024**

Signature: 

Robert Pitton
Municipal Law Enforcement Officer
905-973-3857

For office use only	
Order drafted by: <u>JJ.</u>	
Order served:	by: _____ electronic service
<u>February 12, 2024</u>	_____ personal service
Serving officer's initials: <u>R.P.</u>	<u>X</u> registered mail