

**CITY OF HAMILTON**  
Municipal Law Enforcement Section, Planning and Economic Development Department  
77 James Street North, Suite 250, Hamilton, ON L8R 2K3

# ORDER

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

Property Standards Order No. 18-109275 00 MLE

**\*\*\* This order is being issued to rescind and replace order # 105652 00 MLE previously issued on Feb 27, 2018\*\*\***

**Order issued to:**

**Municipal Address to which Order applies:**

219 GIBSON AVENUE  
HAMILTON, ONTARIO

**Legal Description:**

PLAN 245 PT LOT 99  
REG  
0.11AC 53.33FR 84.00D

An inspection on or about **February 26, 2018** of your property, **219 GIBSON AVENUE HAMILTON, ONTARIO** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #10-221, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	13(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings or other substantial defects.	Repair the water damage to the ceiling in the living room and dining room area, including but not limited to the large hole in the ceiling, as well as all other wet drywall.
2	14(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 or replace the hot water tap in the second level bathroom.
3	12(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 at least one handrail for the stairway leading from the first floor to the second floor.
4	13(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings or other	Repair or replace the wall and the ceiling in the second level pink

# ORDER

219 GIBSON AVENUE HAMILTON, ONTARIO

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
	substantial defects	bedroom.

You are ordered, no later than April 27, 2018.

- to carry out the work as set out above; **OR**, IN THE ALTERNATIVE,
- to clear the property of all buildings, structures, debris or refuse and leave it in a graded and levelled condition

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 no later than **April 16, 2018** by delivering a Notice of Appeal together with the appeal fee (\$131.00 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., 1<sup>st</sup> 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.

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Issued on: **March 28, 2018**

Signature: \_\_\_\_\_

**David Dean**  
**Municipal Law Enforcement Officer**  
**905-546-2424 Ext. 3202**