

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.	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. Remove all broken glass from front of property.

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

**Robert Pitton
Municipal Law Enforcement Officer
905-973-3857**

For office use only	
Order drafted by: JJ.	
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