

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. 24-185680 00 MLE

Order issued to:
 MARK LENNOX
 150 CHARLTON AVENUE E. **UNIT 306**
 HAMILTON, ON, L8N 3X3

Municipal Address to which Order applies:
 68 CAMPBELL AVENUE
 HAMILTON, ONTARIO

Property Identification Number
 17223-0137 (LT)

An inspection on or about **February 6, 2024** of your property, **68 CAMPBELL AVENUE 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: (i) rotted or missing weather-stripping, caulking or hardware; or (ii) broken or missing glass.	<p>Replace window at rear of property (south) and maintain in a condition so as to properly perform its intended function.</p>
2	15(1) An exterior or interior stairway, landing, balcony, porch, ramp or other means of access or egress shall be maintained so as to be free of holes, cracks and other defects which may constitute a possible safety hazard.	<p>Install handrails on interior stairway in the basement, upstairs (in between first and second floor), stairway, and on the exterior, rear yard stairway at the south side of property.</p> <p>Repair and or replace the missing and broken spindles on the guard, second floor, stairwell.</p>

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ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
3	16(2) (b) A wall or ceiling shall be maintained in a condition free from mould or from conditions that may cause mould to accumulate. 16(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings or other substantial defects.	Repair ceiling in kitchen and keep free from conditions that may cause mold. Appears to be mold in the ceiling, in the kitchen. 9 Also repair the hole in the ceiling in the kitchen where the pot light used to be. Peeling paint in the bathroom, shower. Repair the peeling paint in the bathroom, shower
4	22(4) A hand wash basin shall be located in the same room as each toilet or in an adjoining bath or shower room, provided that no sink in a kitchen shall be considered a hand wash basin for the purposes of this subsection.	Install handwash basin in upstairs washroom.
5	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 or replace the missing and or defective kitchen cabinet doors on kitchen cupboards/cabinets.

You are ordered, no later than March 11, 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 \$20.71 hst for a total fee of \$180.00 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

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- 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.
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Issued on: **February 08, 2024**

Signature: _____



Robert Pitton
Municipal Law Enforcement Officer
905-973-3857

For office use only

Order drafted by: J. Reeves

Order served: _____

by: _____ electronic service

_____, 20____

_____ personal service

Serving officer's initials: _____

_____ registered mail