

# ORDER

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

**Property Standards Order No. 24-31322 00 MLE**

**Order issued to:**

SABINA JOANNA PALKA  
15 OAKCREST DRIVE  
HAMILTON, ONTARIO  
L8T 4B2

**Municipal Address to which Order applies:**

43 OTTAWA STREET NORTH  
HAMILTON, ONTARIO

**Property Identification Number**

17227-0306(LT)

An inspection on or about **June 18, 2024**, of your property, **43 OTTAWA STREET NORTH, 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>Repair/Replace window (south side, main level) so as to no longer be in a state of disrepair and so as to perform intended function.</b>

**You are ordered, no later than JULY 8, 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 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., 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.
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: **June 19, 2024**

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

*A.Fox*

**ALEX FOX**  
**Municipal Law Enforcement Officer**  
**905-977-1634**

For office use only

Order drafted by: J. Reeves

Order served:

by: \_\_\_\_\_ electronic service

June 19, 2024

\_\_\_\_\_ personal service

Serving officer's initials: A.F

X registered mail