

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992
Property Standards Order No. 24-373-63 00 MLE

Order issued to:

MARY MADELYN KWIATKOSKI
 MARIA VAN SANTVOORT
 853 MAIN ST E BASEMENT
 HAMILTON ON
 L8M 1L8

Municipal Address to which Order applies:

853 MAIN STREET EAST
 HAMILTON, ONTARIO

Property Identification Number:

17209-0139 (LT)

An inspection on or about **August 29, 2024**, of your property, **853 MAIN STREET EAST, 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	22(3) Every bath or shower room and toilet room shall: (d) be maintained so as to properly perform its intended function. 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.	Basement Unit – The washroom bathtub is clogged and not draining. Repair or replace plumbing so as to ensure the bathtub properly performs its intended function.
2	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. 4(2) Every building shall be kept free of any condition which constitutes a health or safety hazard.	Basement Unit - The washroom toilette is not secure to the floor and can be moved back and forth. Ensure the toilette is securely fastened, free from health and safety hazards.

You are ordered, no later than September 29, 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

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853 MAIN STREET EAST, HAMILTON, ONTARIO


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: ~~September 05, 2024~~

Signature:


Rob Homewood
Municipal Law Enforcement Officer
905-973-3284

For office use only
Order drafted by: JJ.
Order served:

September 05th 20 24

Serving officer's initials: RM

by: _____ electronic service.

_____ personal service

registered mail