

ORDER

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

Property Standards Order No. 24-391-41 00 MLE

Order issued to:

SANA PARVEEN
297 HIGHWAY 20 E
HAMILTON ON
L8J 3H4

Municipal Address to which Order applies:

297 REGIONAL ROAD 20
HAMILTON, ONTARIO

Property Identification Number:

17377-0198 (LT)

An inspection on or about **OCTOBER 29, 2024**, of your property, **297 REGIONAL ROAD 20, 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>Screen door to closed in front porch – repair or replace door hardware to ensure, including but not limited to the door handle/lock to ensuring that it properly perform its intended functions and maintain.</p> <p>Screen door, northwest side of rear building – repair or replace the door to ensure that is properly seals at the bottom of the door and maintain.</p> <p>Screen door (white) located within the enclosed porch – repair/replace detached/damaged door closer.</p>
2	10(3) An eavestrough or downspout shall be maintained: (a) watertight and free from leaks; (b) free from any obstructions; (c) in a stable condition, securely fastened to the building or structure it drains; and (d) so as to properly perform its intended function.	<p>Replace missing downspout on southwest side of the building near the front. Repair or replace leaking eavestroughs and maintain.</p> <p>Replace missing downspout on the northeast side of the building</p>

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ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
		<p>(near the satellite dish)</p> <p>Repair/Replace leaking eavestrough at the southeast side (near AC unit at the front of building).</p>
3	<p>12(5) A roof and its components and attachments including the fascia board, soffit, cornice, and flashing shall be maintained to properly perform their intended functions including but not limited to being in a weather-tight condition able to prevent the leakage of water into the building</p>	<p>Seal the gaps surrounding the electrical junction boxes located within the soffits and maintain.</p>
4	<p>19(6) A chimney, flue or vent pipe shall be maintained so as to prevent gases from leaking into a building and maintenance shall include cleaning obstructions, filling open joints and repairing masonry.</p>	<p>Repair spalling brick and open joints on chimney located at rear of the building.</p>
5	<p>12(3) The exterior of a building shall be: (a) maintained to prevent the entry of vermin and birds; and (b) when opened or replaced during the course of alterations or renovations, shall be insulated in order to minimize heat loss, air infiltration and moisture condensation on the interior surfaces, in accordance with the Building Code.</p>	<p>Install a screen, or similar to the attic vent prohibiting the entry of vermin and birds and maintain.</p> <p>Seal or install a screen, or similar to the hole in the wall near the natural gas meter vent prohibiting the entry of vermin and birds and maintain.</p>
6	<p>18(1) Natural or mechanical ventilation of a room or space in a building shall be Building Code compliant, regularly cleaned, and maintained so as to properly perform its intended function.</p>	<p>Repair or replace the bathroom window and maintained so as to properly perform its intended function.</p>
7	<p>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.</p>	<p>Repair or replace the bathroom faucet and maintain.</p> <p>Repair and or replace kitchen sink so as to properly perform its intended function and maintain.</p>
8	<p>20(1) An electrical service shall comply with the Ontario Electrical Safety Code as enforced by the Electrical Safety Authority.</p>	<p>Engage a licensed electrician and secure any required permits from the Electrical Safety Authority. Arrange for a service calculation and a thorough inspection of all electrical systems in the building, including but not limited to:</p> <ul style="list-style-type: none"> The pinched wire extending from the ceiling into the range hood shroud.

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		<ul style="list-style-type: none">• The extension cord in the utility room connected to the hot water heater near the plumbing.• The GFI outlet in the bathroom.• Exposed wires and connections outside the junction box on the ceiling in the utility room. <p>Have prescribed repairs completed.</p>
9	<p>16(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings, or other substantial defects.</p> <p>16(8) Any repair or replacement to a wall or ceiling shall have a similar finish to that of the original covering and comparable to the surrounding finishes.</p>	<p>Repair the hole in the brick wall located within the utility room.</p> <p>Repair areas of ceiling, namely located near HVAC vents, where there is loose flaky material and finish with similar to that of the original and comparable surrounding.</p>
10	<p>16(2) A floor, ceiling or wall shall be: (a) kept free from water penetration and from dampness arising from the entrance of moisture through an exterior wall or roof or through a basement or crawl space; and (b) maintained in a condition free from mould or from conditions that may cause mould to accumulate.</p>	<p>Repair hole in wall, where wood burning stove was previously installed. Ensure the repair is done in compliance with Ontario Building Code and obtain any required permits.</p>

You are ordered, no later than NOVEMBER 23, 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., 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.

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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: **November 04, 2024**

Signature:


Denise De-Schryver
Municipal Law Enforcement Officer
365-978-3946 905.978.7147

For office use only

Order drafted by: JJ.

Order served:

by:

☐ electronic service.

November 5, 2024

☒ personal service

Serving officer's initials: 

☐ registered mail