

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. 24-371-100 00 MLE

Order issued to:

BJL PROPERTIES INC
778 KING ST W
TORONTO ON
M5V 1N6

Municipal Address to which Order applies:

21 JOHN STREET SOUTH
HAMILTON, ONTARIO

Property Identification Number:

17167-0097 (LT)

An inspection on or about **December 04, 2024**, of your property, **21 JOHN STREET SOUTH, 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	<p>5(2) Where any building is vacant or is damaged by accident, storm, fire, neglect or otherwise, the owner may be required to protect such building and adjoining properties against damage arising from the entry of unauthorized persons by closing and securing openings to the building.</p> <p>5(6) The exterior walls and other surfaces of a building that is vacant or is damaged by accident, storm, fire, neglect or otherwise shall be maintained so as to properly perform their intended function.</p> <p>12(2) An exterior wall, chimney, roof or other parts of a building, structure, fence or retaining wall, including a mobile structure, or building, shall be free from loose or insufficiently secured, rotten, warped, or broken materials and objects and such material and objects shall be removed, repaired, or replaced.</p> <p>12(3) The exterior of a building shall be: (a) maintained to prevent the entry of vermin and birds.</p> <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</p>	Enclose building to prevent entry of natural elements and from entry of vermin and birds.

ORDER

21 JOHN STREET SOUTH, HAMILTON, ONTARIO

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
	the building. 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.	
2	32(5) For the purposes of an inspection under subsection 32(3), an officer may, (a) require the production for inspection of documents or things, including drawings or specifications, that may be relevant to the property or any part thereof; (c) require information from any person concerning a matter related to a property or part thereof; (f) order the owner of the property to take and supply at the owner's expense such tests and samples as are specified in the order	Provide Certified Engineers Report addressing the structural integrity of building and remedy relating to roof repair. Certified Engineers Report can be emailed to tori.yachetti@hamilton.ca and wally.martin@hamilton.ca

You are ordered, no later than December 21, 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 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.

Notes:

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.

ORDER

21 JOHN STREET SOUTH, HAMILTON, ONTARIO

Issued on: December 05, 2024

Signature: *Tori Yachetti*
Tori Yachetti
Municipal Law Enforcement Officer
905-536-1567

For office use only		
Order drafted by: JJ		
Order served: <u>Dec 5, 2024</u>	by:	<input type="checkbox"/> electronic service
		<input checked="" type="checkbox"/> personal service
Serving officer's initials: <u>TY</u>		<input type="checkbox"/> registered mail