

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. 25-401-040 00 MLE

Order issued to:

1000156564 ONTARIO INC
 366 KING STREET WEST
 HAMILTON, ON L8P 1B3

Municipal Address to which Order applies:

13 BAY STREET NORTH
 HAMILTON, ONTARIO

Property Identification Number

17143-0127(LT)

An inspection on or about **JULY 15, 2025**, of your property, 13 BAY 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	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.	Repair or replace eavestrough on 3rd story – North West corner to perform as intended.
2	12(1) All exterior surfaces of a building, structure, fence or retaining wall, including a mobile structure or building, shall be of materials which resist deterioration by the weather or have resistant coatings applied to them, except that a farm building may have unprotected wood surfaces.	Repair or replace missing siding and or wall on the East side of the building closer to the North corner. Repair or replace missing siding or exterior wall on the east side of the building.
3	12(3) The exterior of a building shall be: (a) maintained to prevent the entry of vermin and birds	Repair or Seal opening on the East side vent cover 1st floor that has birds nesting.
4	12(4) An exterior wall and its components and attachments shall be: a) maintained to prevent their deterioration by painting, restoring or repairing the walls, coping or flashing or by waterproofing the wall itself	Repair or remove broken window on the 2nd floor South facing window to prevent health and safety risk. If removed, window to be seal with wood

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	(b) repaired of vandalism or other damage including but not limited to broken windows.	<p>surrounding entire window.</p> <p>Repair or remove broken window on the 3rd floor South facing window to prevent health and safety risk. If removed, window to be seal with wood surrounding entire window.</p>
5	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>Repair or replace flashing and cornice on North East corner of the building to maintain weather tight condition and leakage or water into the building.</p> <p>Repair or replace broken and or missing fascia on the East side at the roof top level near the South corner.</p> <p>Repair or replace missing fascia boards that maintain watertight condition to the eavestrough and exposure of roof rafters on the South side roof line.</p>
6	18(2) A vent shall be designed and maintained to prevent the entry of rain, snow and vermin.	<p>Repair or replace cap on ventilations opening on the west side alcove 1st floor near roof shingles.</p>
7	20(1) An electrical service shall comply with the Ontario Electrical Safety Code as enforced by the Electrical Safety Authority.	<p>Repair or cap exposed electrical light fixture South East Corner at the ground level.</p>

You are ordered, no later than AUGUST 31, 2025

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 (\$164.60 plus HST of \$21.40 for a total fee of \$186.00 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 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: **July 18, 2025**

Signature: 

ANDY MEDWID
Municipal Law Enforcement Officer
365-384-5279

For office use only	
Order drafted by: J. Reeves	
Order served:	by: _____ electronic service
<u>July 18, 2025</u>	<u>X</u> personal service
Serving officer's initials: <u>AM</u>	_____ registered mail

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1	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.	Repair or replace roof shingles to maintain a watertight condition and be free from loose or insufficiently secured materials across entire roof from North, East, South and West edges of the roof.

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