

# ORDER

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

**Property Standards Order No. 25-313-095**

**Order issued to:**

2780552 ONTARIO LTD  
 C/O MARAT KUHNIR  
 3-1136 CENTRE STREET  
**STE 126**  
 THORNHILL, ONTARIO L4J 3M8

**Municipal Address to which Order applies:**

124 WALNUT STREET SOUTH  
 HAMILTON, ONTARIO

**Property Identification Number**

**17170-0129(LT)**

An inspection on or about **JULY 29, 2025**, of your property, 124 WALNUT 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>12(3) The exterior of a building shall be: (a) maintained to prevent the entry of vermin and birds.</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(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>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.</p>	<p><b>You are ordered at your expense to provide a Certified Structural Engineer's report, to prove the building does not constitute a possible safety hazard for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>Repair or replacement of walls.</b></li> <li>• <b>Repair or replacement of roof and its components.</b></li> <li>• <b>Alteration to windows.</b></li> </ul> <p>Please note: Any repairs to be made may require a permit. Additionally, the option to demolish <i>will</i> require a permit issued by The City of Hamilton Building Division. Please contact 905-546-2720 to further inquire.</p>

You are ordered, no later than SEPTEMBER 5, 2025

The owner of any property which does not conform to the standards in this By-law shall repair and make the property to conform to the standards or shall clear the property of all buildings, structures or debris shall leave the property in a graded and levelled condition. However, no building or structure on a 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 of Hamilton, 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 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, 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 make payment will result in the fee being added to municipal property taxes.

Issued on: **August 11, 2025**

Signature: Alex Fox

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

For office use only	
Order drafted by: J. Reeves	
Order served:	by: _____ electronic service
<u>Aug 12, 2025</u>	_____ personal service
Serving officer's initials: <u>A.F</u>	<u>X</u> registered mail