

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. 26-382-22

**Order issued to:**  
CEDOMIR DJUKIC  
RADA DJUKIC  
988 HIGHLAND ROAD E  
STONEY CREEK, ON L8J 3G9

**Municipal Address to which Order applies:**  
53 GAINSBOROUGH ROAD  
HAMILTON, ONTARIO

**Property Identification Number**  
17306-0060(LT)

An inspection on or about **MARCH 19, 2026**, of your property, 53 GAINSBOROUGH ROAD, 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	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  (b) and maintained in a condition free from mould or from conditions that may cause mould to accumulate.	Remove all mould on the walls within and around the downstairs shower, on the walls within the laundry room/furnace room and maintain in a condition free from mould or from conditions that may cause mould to accumulate.
2	16(6) A bathroom, kitchen, laundry or shower room shall have a floor covering of water-resistant material.	Replace flooring around the downstairs bathroom vanity to flooring of water-resistant material.
3	16(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings or other substantial defects.  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.	Repair the walls in the downstairs bathroom around the shower & toilet to be free from holes, open cracks, loose coverings or other substantial defects.  Ensure any repair or replacement to a wall has a similar finish to that of the original covering and comparable to the surrounding finishes.

Property Standards Order No. 26-382-22 00 MLE

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
4	16(2) A floor, ceiling or wall shall be: (a) (b) Floors 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  16(8) Any repair or replacement to a wall or ceiling shall have a similar finish to that of the original covering and	Repair/replace the missing and water damaged ceiling in the basement living room area.  Any repair or replacement to the ceiling shall have a similar finish to



# PS OTC 53 Gainsborou... Done

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4	16(2) A floor, ceiling or wall shall be: (a) (b) Floors 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  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.	Repair/replace the missing and water damaged ceiling in the basement living room area.  Any repair or replacement to the ceiling shall have a similar finish to that of the original covering and comparable to the surrounding finishes.

**You are ordered, no later than APRIL 9, 2026.**

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 (\$170.55 plus HST of \$22.17 for a total fee of \$192.72 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., 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 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: MARCH 20, 2026

Signature: *Vicky Flores*

VICKY FLORES  
Municipal Law Enforcement Officer  
905-979-1584

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For office use only  
 Order drafted by: J. Reeves  
 Order served: \_\_\_\_\_ by:  electronic service  
 \_\_\_\_\_  personal service  
 \_\_\_\_\_  registered mail  
 Serving officer's initials: V.F.