

AGENDA
and Schedule "A"
to the minutes of the
PROPERTY STANDARDS COMMITTEE
meeting held
Thursday, June 6, 2019
at 4:30 p.m.
Room 204, 350 City Hall Square West

1. Call to Order

2. Election of Chair

3. Disclosure of Interest

4 Adoption of the Minutes

Adoption of the minutes of the meeting held December 11, 2018 (*attached*).

5. Appeals

5.1 *Rui Ding* against an Order to Repair VY 18-164385 issued November 19, 2018 regarding property at 347 Indian Road, Plan 888 Lot 19. . The Notice of Appeal dated December 16, 2018 was not received within the 14 day timeframe.

5.2 *An Thi Binh Le* against an Order to Repair VY 19 185563 issued February 28, 2019 regarding property at 1476 Wyandotte Street West Plan 636, Lot 17. The Notice of Appeal dated March 20, 2019 was received within the 14 day timeframe.

5.3 *Jadwiga Otmar* against an Order to Repair VY 19-192415 issued April 2, 2019 regarding property at 653 Caron Avenue, Plan 282, Blk 3, S. Pt. Lot 5. The Notice of Appeal dated April 18, 2019 was received within the 14 day timeframe.

6. Adjournment

Property Standards Committee – Meeting held December 11, 2018

A meeting of the Property Standards Committee is held this day commencing at 9:30 o'clock a.m. in Room 204, 350 City Hall Square West, there being present the following members:

Councillor Rino Bortolin, Chair
Councillor Ed Sleiman
Wes Kukiela (arrives at 9:35 a.m.)

Guest in attendance:

Councillor Jo-Anne Gignac

Also present are the following resource personnel:

Rob Vani, Manager of Inspections/Deputy Chief Building Official
Nicole Brush, Building By-law Enforcement Officer
Michael Forte, Building By-law Enforcement Officer
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:30 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Disclosure of Interest

None disclosed.

3. Adoption of the Minutes

Moved by Councillor Sleiman, seconded by Councillor Bortolin,
That the minutes of the Property Standards Committee of its meeting held March 21, 2017 **BE ADOPTED** as presented.
Carried.

4. Appeals

4.1 1849677 Ontario Ltd. (Amina Mebdaoui, representative, participates via conference phone) regarding an Order to Repair VY 18-154125 for property at 625-645 Argyle Road, Windsor, Ontario Plan 211, Lots 4 6 N Pt. Lot 8, Blk L, 0.36AC. The Notice of Appeal dated September 28, 2018 has been received within the 14 day timeframe.

Nicole Brush, Building By-law Enforcement Officer provides an overview of the deficiencies noted in the Order to Repair. She adds the following corrections/work have been completed:

- **Deficiency Sections 1.11, 1.13 and 1.23** - Trim or remove all overgrown scrubs and brush along the building, walkway and fence that reduces sightlines to the building and block exterior lighting, so as to remove any unsafe conditions. Maintain the property to be clean and free from rubbish, brush or other debris and from objects or conditions that might create unsafe conditions.
- Replace any damaged or missing eaves troughs and downspouts, ensuring they are installed in good working condition as per industry standards, to properly manage water runoff from roof surface. Water from downspouts to discharge onto owner's property, away from foundation walls to a point of disposal acceptable to the Officer.
- Remove any doors or blinds constructed on fire escapes to allow free access to each unit and to allow direct unobstructed access to grade, and maintain fire escapes in a clean and clear condition.

Ms. Amina Mebdaoui, representative, 1849677 Ontario Ltd. participates in the meeting via a teleconference phone and provides the following comments:

- Agrees with the deficiencies outlined in the Order to Repair with **the exception of Section 1.30 relating to the parking area.**
- Requests an extension of time (late spring) to complete the mortar work, the repointing and to treat the staircase (requires warm weather to do this work).
- The parking lot is gravel, is well maintained and water drains through the gravel.
- The corrections for Section 1.30 requires the following:
 - *Pave all parking areas entirely and maintain with a hard surface consisting of concrete, asphalt, paving brick or block or other similar material*
 - *Provide an internal drainage system satisfactory to the Officer, which discharges into the municipal storm system,*
 - *Repair and maintain curbs or curb stops,*
 - *Provide adequate lighting in such a way as to deflect from nearby properties.*

R. Vani states By-law 147-2011 requires that a parking lot that exceeds four spaces must be paved.

Amina Mebdaoui notes there are only twelve rentals in the apartment building making the requirement for a paved parking lot not financially feasible for the landlord. She adds the neighbours also park in this lot.

The Chair asks if consideration could be given to “shrinking” the two lots with four parking spaces in each. A. Mebdaoui responds affirmatively.

Moved by Councillor Sleiman, seconded by W. Kukiela,

That the following decisions of the Property Standards Committee relating to the Appeal to the Order to Repair VY 18-154125 by 1849677 Ontario Ltd regarding property at 625-645 Road, Windsor, Ontario **BE APPROVED:**

Deficiency 1.7 – Extension of time to April 15, 2019

Deficiency 1.9 – CONFIRM THE ORDER (30 days to comply)

Deficiency 1.25 –CONFIRM THE ORDER (30 days to comply)

Deficiency 1.30 –Extension of time to April 15, 2019 and further, that the applicant work with Administration to reduce the footprint of the parking lot.

Carried.

4.2 Mihaly Kruszely regarding an Order to Repair VY 18-154276 for property at 1566 Lillian Avenue, Windsor, Ontario, Plan 739, Pt. Lot 7. The Notice of Appeal dated October 1, 2018 was received within the 14 day timeframe.

Mihaly Kruszely, appellant is present and available to answer questions.

Nicole Brush, Building By-law Enforcement Officer provides an overview of the deficiencies noted in the Order to Repair. She adds the following corrections/work have been completed:

- **Deficiency Sections 1.7, 1.11 and 1.23** – All exterior walls shall be maintained in a watertight condition and in good repair so that they remain straight, level and plumbed, presenting an appearance that is uniform and neat in the opinion of the Officer and free from any damaged, defective, unsecured or deteriorated materials and any conditions that may result in the infestation of rodents, vermin or insects.
- A guard shall be installed and maintained in good repair as follows:
- Except for the edge of the floor pits in repair garages and loading docks, every surface to which access is provided for other than maintenance purposes, including but not limited to exterior lands, porches, decks, balconies, mezzanines, galleries, raised walkways and roofs shall be protected by a guard to each side which is not protected by a wall and where there is a difference in elevation to adjacent surfaces of more than 600 mm.

- Every exterior stair with more than 6 risers and every ramp shall be protected with guards on all open sides where the difference in elevation between the adjacent ground level and the stair or ramp exceeds 600 mm.
- When an interior stair has more than 2 risers, the side of the stair and the landing or floor level around the stairwell shall be enclosed by walls, or be protected by guards, except that a stair to an unfinished basement in a dwelling unit is permitted to have 1 unprotected side.
- In yards of multiple dwellings and non-residential properties, sufficient lighting of exterior property areas shall be provided to minimize any danger to persons using walkways.
- Artificial lighting standards and fixtures shall be kept in a safe condition, in working order and in good visual condition.
- Walkway shall be maintained, resurfaced or regraded as necessary to ensure a reasonably smooth, slip free and safe surface for pedestrian traffic.

Mihaly Kruzseley, provides the following comments relating to this matter:

- Deficiency 1.8, - began work on the siding including the installation of fascia and soffits, however, the contractor did not complete the job and left the jobsite. Having difficulty in retaining another contractor to finish the job.
- Deficiency 1.9, M. Kruzseley disagrees with the correction to obtain a building permit.
- Deficiencies 3.2 and 3.3 – States no one is living in the home at this time. Work is in progress and the floor tile has been repaired.

The Chair expresses concern that there are exposed electrical wires with evidence of water coming down and adds this is completely unacceptable. He states there is no range hood over the gas stove and the fumes need to be vented out.

N. Brush indicates there is grease on the walls which is highly combustible and notes gas stoves give off carbon monoxide.

Moved by Councillor Sleiman, seconded by W Kukiela,

That the following decisions of the Property Standards Committee relating to the Appeal to the Order to Repair VY 18-154276 by Mihaly Kruzseley regarding property at 1566 Lillian Avenue, Windsor, Ontario **BE APPROVED:**

- Deficiency 1.1 – Extension of time to March 15, 2018
- Deficiency 1.8 – Extension of time to March 15, 2018
- Deficiency 1.9 – CONFIRM THE ORDER (30 days to comply) and obtain a Building Permit
- Deficiency 1.12- Extension of time to March 15, 2018
- Deficiency 1.25-CONFIRM THE ORDER (30 days to comply)

Carried.

4.3 Pierre Turcotte regarding an Order to Repair VY 18-152335 for property at 3151 Robinet, Plan 62, Lot 5;RP12R7660 Part 1. The Notice of Appeal dated September 26, 2018 was *not* received within the 14 day timeframe.

Pierre Turcotte is present and available to answer questions.

Michael Forte, Building By-law Enforcement Officer provides an overview of the deficiencies noted in the Order to Repair. He adds he attended the property recently, and states none of the corrections have been addressed and nothing is in compliance.

Pierre Turcotte provides the following comments relating to this matter:

- Requesting an extension of time (six months) and requires assistance to do the repairs.
- In 2013, Mr. Turcotte developed a rash on his hands which rendered him unable to work.
- Mr. Turcotte began wearing cotton gloves (he does drywall work). He has allergies to rubber and plastic.

The Chair remarks as Mr. Turcotte has had issues with his hands which have prevented him from working, he asks if there will be a change in his condition soon, or should consideration be given to selling or divesting the property.

In response to a question asked by the Chair regarding if financial assistance is available, R. Vani responds grants are available through Ontario Renovates which is administered through Housing & Children's Services.

R. Vani explains an appellant is unable to use financial or medical issues in court. The appellant must comply with the Order to Repair.

The Chair asks if the Building Department can work with the appellant to set deadlines for the work to be undertaken. R. Vani responds the Building Department is willing to work with the appellant to set realistic timelines and at some point, charges can be brought before the Provincial Court.

Moved by W. Kukiela, seconded by Councillor Sleiman,

That the Order to Repair VY 18-152335 regarding property at 3151 Robinet, Windsor, Ontario by Pierre Turcotte **BE CONFIRMED** (30 days to comply) and further that administration **BE REQUESTED** to work with the appellant to set realistic timelines to undertake the corrections outlined in the Order to Repair.

Carried.

5. Adjournment

There being no further business, the meeting is adjourned at 11:45 o'clock a.m.

CHAIR

COMMITTEE COORDINATOR

ORDER TO REPAIR

UNDER THE MAINTENANCE AND OCCUPANCY BY-LAW 147-2011 AS AMENDED BY BY-LAW 213-2011

To: RUI DING
2030 CHARLENE LANE
TECUMSEH ON N9K 1B1
YONG ZHAO
2030 CHARLENE LANE
TECUMSEH ON N9K 1B1

Description: PLAN 888 LOT 19; 3710.00SF 35.00FR
106.00D

Property Address: 347 INDIAN RD

Roll Number: 050-130-08900-0000

Violation Number: 18 164385

Date of Inspection: November 13, 2018

WHEREAS Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended, authorizes municipalities to enact by-laws prescribing standards for the maintenance and occupancy of all property within the municipality and for prohibiting the occupancy or use of such property that does not conform to the standards; and for requiring any property that does not conform with the standards to be repaired and maintained to conform with the standards as described herein or the site to be cleared of all buildings, structures, debris or refuse and the lands left in a graded and levelled condition;

AND WHEREAS the Official Plan for The Corporation of the City of Windsor includes provisions relating to property conditions as required by section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended;

AND WHEREAS The Corporation of the City of Windsor has passed By-law 147-2011 as amended by by-law 213-2011, being a By-law to establish Standards for the Maintenance and Occupancy of Property in the City of Windsor;

TAKE NOTICE that the property, owned by you, situated at: 347 INDIAN RD
Does not conform to the standards set forth in By-law Number 147-2011 as amended by By-law 213-2011

DESCRIPTION OF PROPERTY:

DUPLEX DWELLING

DEFECT Section 1.1

Every owner of a residential property shall maintain the property or part thereof they occupy or control in a clean, sanitary and safe condition in accordance with municipal by-laws.

DEFECT Section 1.9

All stairs, porches, landings, loading docks, guards, handrails, balconies, canopies, awnings, fire escapes, rainwater pipes, flashings, and supports for solar panels, air conditioners and all similar equipment shall be maintained in good repair, properly anchored and free from defects and unsafe conditions.

DEFECT Section 1.41

Means of egress and exits shall be provided and maintained to the satisfaction of the Officer and shall conform, where practical, to the intent of the Ontario Building Code.

CORRECTION

REMOVE ENCLOSED STAIRS AND LANDING IN REAR OF DUPLEX DWELLING OR TAKE THE NECESSARY STEPS TO OBTAIN A BUILDING PERMIT TO ALLOW STRUCTURE TO REMAIN.

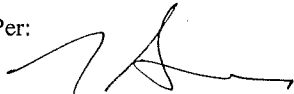
YOU ARE HEREBY REQUIRED, by this Order, to do the work required to repair the defects set forth in this Order and make the said property conform to the standards set forth in the said By-law

ON OR BEFORE: December 19, 2018

Dated at Windsor, Ontario, on November 19, 2018

John Revell, MCIP, RPP
Chief Building Official

Per:



Nic Gesuale
Inspector/Property Standards Officer
Building Department
Telephone: 519-819-5486
e-mail: ngesuale@citywindsor.ca

NOTICE:

1. If the owner or person against whom an Order has been made or their agent wishes to appeal such Order, they must **within FOURTEEN (14) DAYS from the service of the Order upon him**, file a Notice of Appeal, duly completed, with the Secretary of the Property Standards Committee.
2. Attached hereto is a Notice of Appeal form.
3. In the event that you do not appeal this Order, the said Order shall be deemed confirmed.
4. A photocopy of this document may be offered in evidence to the Court, should a trial result from a charge, which may be filed in an enforcement procedure. Copies of these documents may be obtained or examined at Building Department, City Hall, on workdays between 8:30 a.m. and 4:30 p.m.
5. If such repair or clearance is not done within the time specified in this Order, the Corporation may carry out the repair or clearance at the expense of the owner.
6. This Order is pursuant to Section 15.2(2) of the BUILDING CODE ACT, S.O. 1992, c.23, as amended.
7. **OBTAIN THE PROPER BUILDING PERMIT FOR ALL REPAIRS/DEMOLITION.**
- 7.1 Every property owner who has a property subject to corrective measures under this by-law shall obtain a building permit unless exempted in writing by the Chief Building Official or designate.
- 7.2 The minimum permit fee is as per the "City of Windsor user Fee Schedule", as passed by and amended by Council from time to time. Additional inspections where the minimum permit fee has been used shall be billed in accordance with the "City of Windsor user Fee Schedule", as passed by and amended by Council from time to time.

ORDER TO REPAIR

UNDER THE MAINTENANCE AND OCCUPANCY BY-LAW 9-2019

To: AN THI BINH LE
552 RANKIN AVE
WINDSOR ON N9B 2R7

Description: PLAN 636 LOT 17; 3000.00SF 30.00FR
100.00D

Property Address: 1476 WYANDOTTE ST W

Roll Number: 050-010-07600-0000

Violation Number: 19 185563

Date of Inspection: February 28, 2019

WHEREAS Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended, authorizes municipalities to enact by-laws prescribing standards for the maintenance and occupancy of all property within the municipality and for prohibiting the occupancy or use of such property that does not conform to the standards; and for requiring any property that does not conform with the standards to be repaired and maintained to conform with the standards as described herein or the site to be cleared of all buildings, structures, debris or refuse and the lands left in a graded and levelled condition;

AND WHEREAS the Official Plan for The Corporation of the City of Windsor includes provisions relating to property conditions as required by section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended;

AND WHEREAS The Corporation of the City of Windsor has passed By-law 9-2019, being a By-law to establish Standards for the Maintenance and Occupancy of Property in the City of Windsor;

TAKE NOTICE that the property, owned by you, situated at: 1476 WYANDOTTE ST W
Does not conform to the standards set forth in By-law Number 9-2019

DESCRIPTION OF PROPERTY:

2 UNIT DWELLING

DEFECT Section 1.8

Exterior doors, windows and skylights shall be maintained in good repair and weather tight. Rotted and defective doors, door frames, window frames, sashes and casings shall be renewed and defective door and window hardware, weather stripping, caulking and broken glass shall be replaced. Repairs to windows shall be i) reglazing, or refitting with panes of transparent glass; or ii) the use of other materials which are compatible in finish and colour with the remainder of the facade of the building on which the broken window is located, provided such other material are of an appropriate thickness, have sufficient structural support, and are installed so that no broken glass is visible for the exterior of the building. Replace defective, damaged or missing hardware and locking devices: sash controls.

CORRECTION

REPAIR OR REPLACE EXTERIOR DOOR AT THE REAR OF DWELLING. DOOR, DOOR FRAMES, WEATHER STRIPPING AND CAULKING SHALL BE WEATHER TIGHT AND FREE OF ANY DAMAGE OR DEFECTIVE MATERIALS. ALL DOORS SHALL BE OPERABLE AND CAPABLE OF OPENING AND LOCKING FROM THE INTERIOR WITHOUT THE USE OF SPECIALIZED TOOLS.

DEFECT Section 1.10

A handrail or-guard shall be provided and maintained in good repair as follows:(a) At least one side of stairs less than 1 100 mm in width,(b) Two sides of stairs 1 100 mm in width or greater, and(c) Two sides of a curved stair used as an exit.(d) Handrails are not required for stairs (i) within dwelling units having not more than 2 risers, or (ii) for exterior stairs having not more than 3 risers and serving not more than one dwelling unit.(e) Only one handrail is required on exterior stairs having more than 3 risers provided such stairs serve not more than one dwelling unit.(f) Except as required in (b) & (c), one handrail may be provided centrally for stairs up to 2.4 m wide.(g) Handrails shall have a maximum Uniform height of 920 mm when measured vertically from a line drawn through the outside of the stair nosing and minimum uniform height of 800 mm.

CORRECTION

INSTALL HANDRAIL IN FRONT STAIRCASE LEADING TO UPPER UNIT AS PER THE GUIDELINES STATED ABOVE IN SECTION 1.10.

DEFECT Section 1.45

Every multiple dwelling property owner, and every occupant in that part of a property that he or she controls, shall maintain the property free from rodents, vermin, tennites, injurious insects and other pests, and from conditions which might encourage infestation by such pests. Methods used for exterminating rodents or insects or both shall be in accordance with the provisions of the Pesticides Act, R.S.O. 1990, Chapter P.11, as amended, and all regulations enacted pursuant thereto.

CORRECTION

RETAIN THE SERVICES OF A PROFESSIONAL EXTERMINATOR TO EMPLOY A INJURIOUS INSECTS CONTROL PROGRAM FOR THE COCKROACHES WITHIN THE DWELLING AND PROVIDE VERIFICATION OF THE WORK DONE TO THE OFFICER IN THE FORM OF A WORK ORDER OR CONTRACT WITH SAID PROFESSIONAL COMPANY ENSURING THE WORK HAS BEEN COMPLETED.

DEFECT Section 3.4

Cracked and broken glass in door panels, missing screens, and missing windows shall be replaced with approved glass or similar materials. All operable windows and all doors shall be capable of being opened from the inside without the use of specialized tools and maintained in good repair. All materials referred to in this section shall be to the satisfaction of the Officer to provide an acceptable level of fire protection.

CORRECTION

REPAIR OR REPLACE WINDOW IN FRONT LIVING ROOM SO THAT IS OPERABLE AND CAPABLE OF BEING OPENED AND LOCKED FROM INSIDE WITHOUT THE USE OF SPECIALIZED TOOLS AND MAINTAINED IN GOOD REPAIR.

DEFECT Section 3.10

Unless specifically exempted under other governmental regulations, every dwelling and dwelling unit shall be provided with at least a water closet (toilet), a wash basin, a bath tub or shower, and a kitchen sink, all of which shall be maintained in good working order, free from cross-contamination potential, and free from leaks and defects. The water closet, wash basin, bath tub and/or shower shall be located within, and be accessible from within, the dwelling or dwelling unit and shall be located and equipped to afford privacy, secured from the inside and can be opened from outside the room in an emergency.

CORRECTION

REPAIR BATHROOM WASH BASIN IN UPPER UNIT TO BE SECURED TO FLOOR OR WALL AND TO BE IN GOOD WORKING ORDER FREE FROM DEFECTS AND LEAKS.

YOU ARE HEREBY REQUIRED, by this Order, to do the work required to repair the defects set forth in this Order and make the said property conform to the standards set forth in the said By-law

ON OR BEFORE: March 30, 2019

Dated at Windsor, Ontario, on February 28, 2019

John Revell, MCIP, RPP
Chief Building Official

Per:



Nic Gesuale
Inspector/Property Standards Officer
Building Department
Telephone: 519-819-5486
e-mail: ngesuale@citywindsor.ca

NOTICE:

1. If the owner or person against whom an Order has been made or their agent wishes to appeal such Order, they must within FOURTEEN (14) DAYS from the service of the Order upon him, file a Notice of Appeal, duly completed, with the Secretary of the Property Standards Committee.
2. Attached hereto is a Notice of Appeal form.
3. In the event that you do not appeal this Order, the said Order shall be deemed confirmed.
4. A photocopy of this document may be offered in evidence to the Court, should a trial result from a charge, which may be filed in an enforcement procedure. Copies of these documents may be obtained or examined at Building Department, City Hall, on workdays between 8:30 a.m. and 4:30 p.m.
5. If such repair or clearance is not done within the time specified in this Order, the Corporation may carry out the repair or clearance at the expense of the owner.
6. This Order is pursuant to Section 15.2(2) of the BUILDING CODE ACT, S.O. 1992, c.23, as amended.

ORDER TO REPAIR

UNDER THE MAINTENANCE AND OCCUPANCY BY-LAW 9-2019

To: JADWIGA OTMAR
493 WELLINGTON AVE
WINDSOR ON N9A 5J3

Description: PLAN 282 BLK 3 S PT LOT 5; 3175.00SF
25.00FR 127.00D

Property Address: 658 CARON AVE

Roll Number: 040-250-02800-0000

Violation Number: 19 192415

Date of Inspection: April 2, 2019

WHEREAS Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended, authorizes municipalities to enact by-laws prescribing standards for the maintenance and occupancy of all property within the municipality and for prohibiting the occupancy or use of such property that does not conform to the standards; and for requiring any property that does not conform with the standards to be repaired and maintained to conform with the standards as described herein or the site to be cleared of all buildings, structures, debris or refuse and the lands left in a graded and levelled condition;

AND WHEREAS the Official Plan for The Corporation of the City of Windsor includes provisions relating to property conditions as required by section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended;

AND WHEREAS The Corporation of the City of Windsor has passed By-law 9-2019, being a By-law to establish Standards for the Maintenance and Occupancy of Property in the City of Windsor;

TAKE NOTICE that the property, owned by you, situated at: 658 CARON AVE
Does not conform to the standards set forth in By-law Number 9-2019

DESCRIPTION OF PROPERTY:

DUPLEX DWELLING

DEFECT Section 4.4

CLEARING AND LEVELING OF VACANT RESIDENTIAL BUILDINGS. Despite any other provision of this bylaw an Officer may issue an order directing the owner to demolish a derelict or vacant residential building.

CORRECTION

- PURSUANT TO ORDER TO REPAIR VY 2017-186812 THIS PROPERTY HAS REMAINED VACANT AND DERELICT.
- THIS PROPERTY IS IN A CONDITION THAT COULD BE HAZARDOUS TO THE HEALTH AND SAFETY OF PERSONS IN THE NORMAL USE OF THE BUILDING, PERSONS OUTSIDE THE BUILDING, OR PERSONS WHOSE ACCESS TO THE BUILDING HAS NOT BEEN REASONABLY PREVENTED.
- OBTAIN A DEMOLITION PERMIT AND THE SERVICES OF A PROFESSIONAL DEMOLITION CONTRACTOR TO DEMOLISH RESIDENTIAL BUILDING ON OR BEFORE MAY 2, 2019.

YOU ARE HEREBY REQUIRED, by this Order, to do the work required to repair the defects set forth in this Order and make the said property conform to the standards set forth in the said By-law

ON OR BEFORE: May 2, 2019

Dated at Windsor, Ontario, on April 2, 2019

John Revell, MCIP, RPP
Chief Building Official

Per:

Brandon Calleja
Inspector/Property Standards Officer
Building Department
Telephone: 226-345-8672
e-mail: bcalleja@citywindsor.ca

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4. A photocopy of this document may be offered in evidence to the Court, should a trial result from a charge, which may be filed in an enforcement procedure. Copies of these documents may be obtained or examined at Building Department, City Hall, on workdays between 8:30 a.m. and 4:30 p.m.
5. If such repair or clearance is not done within the time specified in this Order, the Corporation may carry out the repair or clearance at the expense of the owner.
6. This Order is pursuant to Section 15.2(2) of the BUILDING CODE ACT, S.O. 1992, c.23, as amended.