

Property Standards Committee

Meeting held Tuesday, May 20, 2025

A meeting of the Property Standards Committee is held this day commencing at 10:00 o'clock a.m. in Room 140, 350 City Hall Square West, there being present the following members:

Councillor Ed Sleiman, Chair
Councillor Mark McKenzie
Councillor Fabio Costante
Dan Lunardi

Regrets received from:

Michael George

Also in attendance are the following resource personnel:

Mike Arthur, Manager, Inspections
Donna Desantis, Senior Manager, Deputy Chief Building Official, Inspections
Gentian Prifti, Building By-law Enforcement Officer
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 10:05 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 Fabio Costante, seconded by Councillor Mark McKenzie,
That the minutes of the Property Standards Committee of its meeting held
February 4, 2025 **BE ADOPTED** as presented.
Carried.

4.. Request for Deferral, Referral or Withdrawal

None.

5. Appeals

Nin Yin, Appellant is not present to speak to the matter.

Mike Arthur, Manager, Inspections advises that the Property Standards Committee has the following authority under the *Building Code Act*:

- Option to confirm the Order as issued
- Modify the Order
- Quash the Order
- Extend the deadline for compliance
- If the Committee chooses to extend the deadline, would ask that the Committee consider multiple deadlines where the defects may be grouped together

Gentian Prifti, Building By-law Officer provides the presentation entitled “8361 East Moor Court – OTR 25-016141” **attached** as Appendix “A”. The interior building condition defects include the following:

- Excessive mould on the ceilings
- Deteriorated/damaged wood floorboards
- Broken glass windowpane and hardware
- Holes in the walls
- Rotted studs and baseboards
- Poor air quality in the basement

In response to a question asked by the Chair regarding if anyone resides in the house, Gentian Prifti responds that a couple is living in the home.. He adds that the appellant asked for an extension of time as the current residents are going through the Landlord and Tenant Board (LTB). He indicates that a hearing will be held on June 3, 2025.

Councillor Fabio Costante asks if the appellant requested the extension. Gentian Prifti responds that he agrees with the extension and can work on this until the results are received from the LTB.

Councillor Fabio Costante asks if a deferred date is provided that is open ended, at some time after the LTB hearing, would another hearing of the Property Standards Committee be required. Mike Arthur responds if the LTB is held on June 3, 2025, 30 days after that, commencement of the works would begin in July which would allow for 2

months to comply with this Order. If the Committee wants to award the extension, then another hearing would not be required.

Councillor Fabio Costante inquires about a fixed date or if preference is given to a flexible date. Gentian Prifti responds that flexibility is the best practice.

Councillor Fabio Costante questions if there is a fixed date hypothetically, i.e. July 15, 2025, and the tenants are evicted, the work has commenced, but is not completed by July 15, 2025, will they be fined accordingly or, is the work commencing enough to be extended beyond what the committee decides. Mike Arthur responds typically the extension would be given by the Committee with some unknowns that there would be additional time (to have multiple compliance dates). The July date will be the first time that the appellant gets access into the property if there is a June 3, 2025 eviction, along with an Order from the LTB to allow the renovations to occur. He suggests that a month could be one deadline to get a block of the defects completed and potentially to have everything done within two months of that time.

Dan Lunardi asks if the appellant can be given an end date rather than reviewing all of the items and deciding which ones they should do and in which order. It gives them more flexibility to come into compliance and makes this process simpler.

Mike Arthur responds that the idea is to make smaller milestones for the landlord to make it achievable.

Moved by Councillor Fabio Costante, seconded by Dan Lunardi,
That the Order to Repair 25 016141 regarding the property at 8361 East Moor Court **BE CONFIRMED** with a deadline date extended to September 30, 2025.
Carried.

6. Adjournment

There being no further business, the meeting is adjourned at 10:35 o'clock a.m.