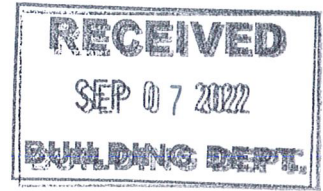




Property Standards Bylaw/Order Notice of Appeal

Pursuant to Subsection 15.3(1) of the *Building Code Act*, 1992



An owner or occupant who has been served with an Order made under subsection 15.2(2) and who is not satisfied with the terms or conditions of the Order may appeal to the City of Brantford Property Standards Committee by sending a Notice of Appeal by registered mail to the Secretary of the Committee within 14 days after being served the Order.

Date Order Issued: August 15/22 Property Standards Order Number: 104-22

Address to which Order applies:

54 Lyndhurst Street
Brantford Ontario

Order issued to (please print name and primary address):

Edward Frank Chrzanowski

Owner's or Occupant's Signature: _____

[Signature]

Owner's or Occupant's Name (please print):

Edward Frank Chrzanowski

Contact Information:

Jesse Dostal, Lefebvre & Lefebvre LLP

Phone #: _____

Email Address: _____

Statement of Appeal (brief statement)

Reason for Appeal Request:

Owner is actively working with Contractors
to arrange repairs. Tenant has closed utilities
and it is believed tenants are moving. Pest
control company could not complete work
due to conditions of unit (see attached). Owner
needs more time to assess and repair the
unit.

NOTE: As outlined in the Property Standards Order, please be advised that should the Order not entirely be quashed on appeal, an additional \$150.00 administrative fee in accordance with the *Fees and Charges By-Law* will apply.

OFFICE USE ONLY

Date Appeal Received: _____

Antler Services Inc.
Pest Control Division
40 Roy Boulevard
Brantford ON, N3R 7K2

SERVICE REPORT



519-753-6433

Edward Chrzanowski
[REDACTED]

Service Address

Edward Chrzanowski
54 Lyndhurst Street
Brantford, ON N3S 4M7

Edward Chrzanowski
[REDACTED]

Account # 5526
Service Report # 138062040

Service Report Date 08/12/22

ITEM	DESCRIPTION	QTY
Ant Treatment		1
Ant - Treatment, Interior & Exterior	Single Service treatment for ants on interior and exterior. Using liquids, granular, gel, or dust	

Notes

Though this work order appeared on my day scheduled for an exterior and interior ant treatment, service was canceled due to two factors: The tenant was not aware of any scheduled treatment and had not sufficiently prepped unit for such work. Secondly, the conditions of the unit, both exterior and interior, were deplorable to say the least. As an experienced technician who is committed to maintaining your property, the current state of the unit would cancel out any successful treatment. I spoke extensively with Theresa about these findings and if you wish, as I would strongly recommend, once property is vacated, it would be beneficial perhaps to perform an assessment then. Until such time, I look forward to your response.

Brendan Aspden L-206-2053196176



LEFEBVRE & LEFEBVRE LLP
LAWYERS

ROBERT J. LEFEBVRE
LLOYD R. ST. AMAND
PAUL A. ODDI
VINCENT A. BUCCI
JESSE R. DOSTAL
TIFFANY M. CLARKE (ON LEAVE)
JASON C. TIMMS

J.M. ARTHUR LEFEBVRE (1951 – 2018)
KENNETH P. LEFEBVRE, Q.C. (1925 – 2018)
MARC E. LEFEBVRE, Q.C. (1923 -2009)
LAWRENCE GAN (Retired)

STREET ADDRESS: 75 CHATHAM STREET
BRANTFORD ON N3T 2P2
Phone: 519-756-3350
Fax: 519-756-4727

MAILING ADDRESS: PO BOX 488
BRANTFORD ON N3T 5N9

EMAIL: [REDACTED]

August 25, 2022

HAND DELIVERED

Kane Neuhauser
Municipal Law Enforcement/
Property Standards Officer
Corporation of the City of Brantford
58 Dalhousie Street - PO Box 818
Brantford ON N3T 5R7

Dear Kane Neuhauser:

RE: Edward Chrzanowski
File No.: 22-4297/PS Order# 104-22
54 Lyndhurst Street, Brantford

We are counsel for Mr. Edward Chrzanowski and have been provided with the Order of the Property Standards office date August 15, 2022.

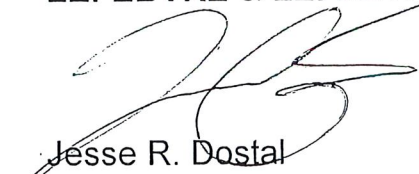
Our client is canvassing with contractors to perform some of the repairs noted. However, please see attached hereto a notice from Antler Pest Control which indicates that given the hygiene caused by the tenant, there will not be any way to eliminate the ants in the house. It is our opinion that the lack of hygiene does not reach a level which would grant Mr. Chrzanowski the right to take any action for the tenants failure to maintain the rental property.

The deadline of September 3, 2022 is simply not reasonable in these circumstances. We kindly ask for an extension so that Mr. Chrzanowski can

arrange for repairs to be made. We request an extension until Friday September 30, 2022 for Mr. Chrzanowski to make these repairs.

Sincerely,

LEFEBVRE & LEFEBVRE LLP



Jesse R. Dostal
JRD/lms