



THE CORPORATION OF THE CITY OF BRANTFORD
ORDER OF THE PROPERTY STANDARDS OFFICER

(Ontario Building Code Act, S.O. 1992, c.23, Section 15.2(2), as amended)

REGISTERED MAIL

DATE: Wednesday July 13, 2022 FILE NO.22-3890/PS Order # 87-22

TO: **Meddco Properties Inc.**
 470 Dundas St SUITE 106
 LONDON, ON N6B 1W3

MUNICIPAL ADDRESS OR LEGAL DESCRIPTION OF PROPERTY:

73 North Park St Brantford, Ontario

Assessment Roll Number: 2906030009039000000

Legal Description: PLAN 10 PT LOT 11
PT LOT 12 RP 2R214 PART 2 PART 3

WHEREAS the property described above is owned by you, or in which you have an interest has been inspected by a Property Standards Officer.

REPAIRS/CLEARANCE

The property described above does not conform with the standards prescribed in Chapter 465 of the City of Brantford Municipal Code. **IT IS HEREBY ORDERED**, pursuant to Section 15.2 (2) of the Ontario Building Code Act, S.O. 1992, C.23, as amended, that the violations set out in the attached **Schedule "A"** be remedied and the property be brought into compliance with the prescribed standards.

TIME TO COMPLY

THE TERMS AND CONDITIONS OF THE ORDER MUST BE COMPLIED WITH ON OR BEFORE AUGUST 2, 2022

NOTICE

Take notice that if such repair or clearance is not carried out within the time specified in this Order, the Municipality may carry out the repair or clearance at the expense of the owner and place all costs on the tax roll for the property as a priority lien, in accordance with section 1 of the Municipal Act, 2001.

APPEAL

When the Owner or Occupant upon whom an Order has been served is not satisfied with the terms or conditions of the Order, the Owner or Occupant may appeal to the Property Standards Committee by sending a Notice to Appeal by registered mail to the Secretary of the Committee within fourteen (14) days after service of the Order. The address of the Committee is: The City of Brantford, City Hall, P.O. Box 818, Brantford, Ontario, N3T 5R7.


**THE FINAL DATE FOR GIVING NOTICE OF APPEAL
FROM THIS ORDER IS AUGUST 2, 2022**

AN ORDER THAT IS NOT APPEALED WITHIN THE TIME SPECIFIED SHALL BE DEEMED TO BE CONFIRMED.

FAILURE TO COMPLY

- (a) Every person who contravenes any provision of the Municipal Code, is guilty of an offence and on conviction is liable to a fine, such fine is recovered, under the Provincial Offences Act, R.S.O. 1990.
- (b) Every individual Owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for a first offence and to a fine of not more than \$100,000.00 for a subsequent offence.
- (c) Every corporate Owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$500,000.00 for a first offence and to a fine of not more than \$1,500,000.00 for a subsequent offence.

DATED at Brantford this Wednesday July 13, 2022.



Issued by:
Kane Neuhauser
Municipal Law Enforcement /Property Standards Officer
Corporation of the City of Brantford

BUILDING DEPARTMENT City Hall, 58 Dalhousie Street, P.O. Box 818, Brantford, ON N3T 5R7

Phone: (519) 759-4150 Fax: (519) 752-1874 www.brantford.ca



Wednesday July 13, 2022

REFERENCE: NO.22-3890 PS Order #87-22

PROPERTY ADDRESS: 73 North Park St, Brantford, Ontario

Meddco Properties Inc.
470 Dundas St Suite 106
London, ON N6B 1W3

ORDER OF THE PROPERTY STANDARDS OFFICER

– CHAPTER 465 PROPERTY STANDARDS

This Order carries with it a \$150.00 administrative fee, which is due and must be paid by you within 30 days of the date of this Order.

If this Order is appealed, and the Order is upheld, a further administrative fee of \$150.00 will be charged.

Attendance of a Property Standards Officer at a hearing will also result in a further administrative fee of \$150.00

If this Order is not appealed and is not in compliance, a further administrative fee of \$150.00 will be assessed.

Where there has been a conviction registered for a breach of the Order a further administrative fee of \$500.00 per Property Standards Officer required to attend a hearing in court, will be charged.

If this Order is not complied with in the time specified and the City undertakes to complete the work required you will be charged 100% of the cost of the necessary work, plus a further administrative fee totalling an additional 25% of this cost.

PAYABLE

Fees are payable to:

In person: City of Brantford at City Hall, 58 Dalhousie Street

By mail: The Corporation of the City of Brantford
Attention: Tax Department
PO Box 515
Brantford, ON N3T 6L6

PLEASE MAKE REFERENCE TO THE ADDRESS AND ORDER NO. TO WHICH THE ORDER HAS BEEN APPLIED.

ENCUMBRANCES:

NIL



MINIMUM STANDARD OF HOUSING

Schedule “A”

Location: **73 North Park ST, Brantford, On**
File No.: **22 003890 PU / PSO#87-22**

Defects and conditions not in compliance with the City of Brantford Municipal Code:

Property is not maintained by bylaw standards.

465.3.2 Repair - maintenance - exception - demolition permit

All owners of property shall repair and maintain such property to comply with the standards prescribed by this Chapter, except where a demolition permit has been issued and remains in effect.

CORRECTION: Maintain property to Bylaw standards.

ENFORCEMENT AND PERMITS

465.29.2 Non-compliance – cleaned – repaired – owner expense

Where any person fails to comply with an order issued pursuant this chapter, the municipality may cause the required work to be done at the cost of the person. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes. By-law 60-2007, 10 April, 2007.

465.29.3 Permits – compliant with standards

All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship and in accordance with the Ontario Building Code, as amended from time to time, and applicable standards, codes or legislation. It will further be the responsibility of the owner to make application for and be issued any required building permits. All new construction or extensive repairs shall conform to the provisions in the Ontario Building code, where applicable. By-law 3-2012, 23 January, 2012.

Item 1: Secured entry door from lobby into building does not lock – latch is broken / malfunctioning.
Chapter 465, Article 13

465.13.1 Maintained - good repair - safe – weather tight

The doors, windows, including storm and screen windows, shutters, hatchways, and other exterior openings in a building shall be maintained in good working order and good repair, in a safe condition and, except for screen windows, reasonably weather tight and draft free

465.13.2 Maintenance - repair - methods

Without restricting the generality of Section 465.13.1 such maintenance includes:

(a) repairing, refitting or replacing decayed, damaged, defective or missing doors, windows, frames, sashes, casing, shutters, hatchways or screens;

(b) repair of broken windows through:

(i) re-glazing, 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 façade of the building on which the broken window is located, provided such other materials are of an appropriate thickness, have sufficient structural support, and are installed so that no broken glass is visible from the exterior of the building.

(c) replacing defective, damaged or missing hardware and locking devices; and

(d) weather stripping and caulking of doors and windows.

465.13.3 Ventilation - exterior opening - standards

When an exterior opening is used or required for ventilation and is not required to be protected by a door, window or similar closure, it shall be protected with:

(a) wire mesh screening, metal grills, or other equivalent durable material; or

(b) other protection so as to effectively prevent the entry of rodents, vermin, insects or weather

Item 1 Correction: Repair or replace any and all defective door units and locking devices.



MINIMUM STANDARD OF HOUSING

Schedule "A"

Item 2: Paint peeling on the underside of the exterior apartment balconies. Chapter 465, Article 12

465.12.1 Maintained - good repair - safe - structurally sound

The foundations, walls, columns, beams and other structural members of a building shall be maintained in good repair and in a safe and structurally sound condition.

465.12.2 Maintenance - repair - methods

Without restricting the generality of Section 465.12.1, such maintenance includes:

- (a) repairing or replacing decayed, damaged, weakened or missing foundations, walls, columns and beams together with any components, claddings, finishes and trims forming a part thereof;*
- (b) extending the foundation walls below grade or re-grading to provide adequate frost cover;*
- (c) shoring, jacking-up or underpinning foundations where necessary;*
- (d) repairing or replacing decayed, damaged, weakened or missing sills, piers, posts or other supports;*
- (e) treating piers, posts or other wooden supports which are repaired or replaced at or in the ground, with appropriate insecticide;*
- and*
- (f) grouting, caulking or waterproofing of cracks and joints in foundations and walls.*

Item 2 Correction: Re-paint the defective portions of the balconies so as to be in a good repair and in a safe condition.

Item 3: Deteriorated concrete and exposed rebar visible on the exterior apartment balconies creating concerns relative to structural integrity. Chapter 465, Article 12

465.12.1 Maintained - good repair - safe - structurally sound

The foundations, walls, columns, beams and other structural members of a building shall be maintained in good repair and in a safe and structurally sound condition.

465.12.2 Maintenance - repair - methods

Without restricting the generality of Section 465.12.1, such maintenance includes:

- (a) repairing or replacing decayed, damaged, weakened or missing foundations, walls, columns and beams together with any components, claddings, finishes and trims forming a part thereof;*
- (b) extending the foundation walls below grade or re-grading to provide adequate frost cover;*
- (c) shoring, jacking-up or underpinning foundations where necessary;*
- (d) repairing or replacing decayed, damaged, weakened or missing sills, piers, posts or other supports;*
- (e) treating piers, posts or other wooden supports which are repaired or replaced at or in the ground, with appropriate insecticide;*
- and*
- (f) grouting, caulking or waterproofing of cracks and joints in foundations and walls.*

Chapter 465, Article 14

465.14.1 Maintained - good repair - safe - structurally sound

Every stair, floor, landing, verandah, porch, deck, loading dock, balcony together with any guard, balustrade, railing, screen or other appurtenance attached thereto shall be maintained in good repair and in a safe and structurally sound condition.

465.14.2 Maintenance - repair - methods

Without restricting the generality of Section 465.14.1, such maintenance includes:

- (a) repairing or replacing floors, treads or risers that show excessive wear or are broken, warped, loose, depressed, protruding or otherwise defective or missing;*
- (b) repairing, replacing or supporting structural members that are decayed, damaged, weakened, loose or missing; and*
- (c) providing, repairing or replacing balustrades, guards and railings.*

465.14.3 Vacant - unoccupied building - exception

Stairs, floors, landings, verandahs, porches, decks, loading docks, balconies and every appurtenance attached thereto within the exterior



MINIMUM STANDARD OF HOUSING

Schedule “A”

walls of a vacant or unoccupied building are exempt from the provisions of Article 14 provided that Article 25 of this Chapter is complied with.

Item 3 Correction: You are required to provide a Professional Structural Engineers Report commenting on the current structural integrity of all balconies attached to the apartment building. Should this report require repairs, all repairs are to be carried out under the supervision of the Professional Structural Engineer. Upon completion of all repairs, a follow-up report is to be submitted by the Professional Structural Engineer that all repair work has been completed and that all structural components of the balconies are structurally sound and in good repair.

