



PROPERTY STANDARDS COMMITTEE MINUTES

June 30, 2021

5:00 p.m.

Brantford City Hall, 100 Wellington Square

Brenda Hertog in the Chair. Prior to the Roll Call, the Chair read the rules of procedure for virtual meetings.

1. ROLL CALL

Present: Susan Kaplan, Brenda Hertog, Damon Smith, Tamara Cupoli

Regrets: Lee Rynar

Also Present: Andy McMahon, Chief Building, Jill Binkley, Manager of Property Standards & By-laws, Patrick Erskine, Property Standards Officer, Jessica Curley, Property Standards Officer, Melanie Figueiredo, Committee Coordinator, Julia Sippel, Supervisor of Legislative Services

2. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflicts of pecuniary interest made by members present.

3. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

4. ITEMS FOR CONSIDERATION

Prior to hearing the first appeal, Jill Binkley, Manager of Property Standards and By-laws, advised the Committee of the nature of matters from a management perspective. The Property Standards By-law is governed under the Ontario Building Code Act and is enforced reactively by complaints to the office.

4.1 Appeal Filed by Clifford Fergus Richardson owner of 49 Alfred Street, Brantford, ON regarding Property Standards Order #12-21, 2021-439

Officer Jessica Curley appeared before the Committee and provided an overview of the Order. During an inspection of the property for an animal control matter in February 2021, it was noted that the building was tenant-occupied and most windows were boarded. A letter was sent to the property owner on March 5, 2021, and the owner's son, David Richardson, contacted the Property Standards department and explained that the state of the windows was the result of an issue with current tenants. Mr. Richardson was advised that the windows would need to be repaired as long as tenants were living on the property. As of March 23, 2021 the windows still had not been repaired, and an order was issued on April 27, 2021. A Notice of Appeal was received by the Building department on May 15, 2021. Officer Curley advised that, at the time of the hearing, the repairs had still not been completed.

David Richardson, son of the owner of 49 Alfred Street, appeared before the Committee. In response to questions from the Committee, Mr. Richardson advised that he is currently going through the process of evicting the current tenants who he claimed are responsible for the damage, but was advised by the Landlord and Tenant Board that the hearing for this matter would not be held for another month. Mr. Richardson advised that he has been working to repair the windows, but would like a one month extension for repairs, and that he had not yet received a quote for the repairs.

Moved by Tamara Cupoli
Seconded by Damon Smith

THAT the appeal filed by Clifford Fergus Richardson, owner of 49 Alfred Street, Brantford, Ontario regarding Property Standards Order #12-21 BE ALLOWED and that this Order BE CONFIRMED and UPHeld by the Property Standards Committee; and

THAT the following extension of time BE GRANTED to address all outstanding Items contained in Property Standards Order #12-21:

EXTENSION GRANTED to August 31, 2021.

CARRIED

4.2 Appeal filed by Corey Elliott Bennett, owner of 8 Victoria Street, Brantford, Ontario, regarding Property Standards Order #11-21, 2021-475

Officer Patrick Erskine appeared before the Committee and provided an overview of the Order. A complaint was received in February 2021 regarding property standards deficiencies at 8 Victoria Street, Brantford. A preliminary inspection was conducted in February 2021, and due to provincial COVID-19 restrictions, no interior inspection was completed at this time. The preliminary inspection revealed deficiencies with the

windows; specifically, the window screens were stapled to the casing. The tenant provided photo documentation that the attic hatch was removed and replaced with cardboard. A preliminary letter dated February 23, 2021 was sent to the property owner detailing the requirements to properly install the screens and attic hatch in accordance with industry standards. A full interior re-inspection on March 15, 2021 showed no repairs had been made to the windows or attic hatch, and showed that windows in several areas of the home were not weathertight, the upstairs bathroom toilet was not flushing properly and damage to the soffit. An Order was issued April 1, 2021 and a Notice of Appeal was received by Building Department on April 15, 2021.

Corey Bennett, owner of 8 Victoria Street, Brantford appeared before the Committee and advised that he was seeking an extension of more than 60 days, and that he was currently in the process of evicting current tenants with a hearing scheduled for September 2021. In response to questions from the Committee, Mr. Bennett advised that he had provided 22 hours' notice to the tenant that the windows would need to be measured for repairs, however the tenant did not allow access. He also stated that he was taking measurements to mitigate the issue with raccoons.

Ciaira Hemmings, tenant of 8 Victoria Street, Brantford appeared before the Committee and confirmed that she had been asking for replacement screens since May 2020. Ms. Hemmings advised that she had called the Building Department in regards to the ongoing issues with the property in April 2021. In response to questions from the Committee, Ms. Hemmings confirmed that the toilet had been fixed, but that the raccoons were presenting an issue, as well as the attic hatch and windows. Ms. Hemmings also confirmed that she did deny access to the apartment for window measuring due to not receiving the minimum notice of 24 hours.

In response to additional questions from the Committee, Mr. Bennett advised that he did not make a second attempt to access the apartment or provide notice of such to measure the windows due to the potential cost of delaying repairs to the windows of adjacent units.

Moved by Tamara Cupoli
Seconded by Damon Smith

THAT the appeal filed by Corey Bennett, owner of 8 Victoria Street, Brantford, Ontario regarding Property Standards Order #11-21 BE ALLOWED and that this Order BE CONFIRMED and UPHeld by the Property Standards Committee; and

THAT the following extension of time BE GRANTED to address Item #1 contained in Property Standards Order #11-21:

EXTENSION GRANTED to October 15, 2021; and

THAT the following extension of time BE GRANTED to address Items #2 and #3 contained in Property Standards Order #11-21:

EXTENSION GRANTED to July 30, 2021

CARRIED

5. CONSENT ITEMS

5.1 MINUTES

Moved by Susan Kaplan

Seconded by Tamara Cupoli

THAT the following minutes BE ADOPTED:

5.1.1 Property Standards Committee – March 18, 2021

CARRIED

6. NOTICES OF MOTION

There were no notices of motion presented.

7. UPDATES

7.1 Status of Previous Property Standards Appeals

There were no updates were provided from the By-law and Building Department.

8. ADJOURNMENT

The meeting adjourned at 5:42 p.m.

Brenda Hertog, Chair

M. Figueiredo, Committee Coordinator

Jill Binkley, Manager of Property
Standards and By-laws