

PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3
CP 5000 SUCC A
200 RUE BRADY
SUDBURY ON P3A 5P3

ORDER TO REMEDY NON-CONFORMITY WITH STANDARDS FOR MAINTENANCE AND OCCUPANCY

Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, chapter 23, as amended.

Date of Inspection: 8 September 2011		Time: 14:00 hrs.	File #11-369743
Municipal address or legal description of property		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied	
12 Main Street W, Chelmsford, ON. P0M 1L0			
Name of owner/occupant and mailing address			
1011077 Ontario Inc. C/O Maurice Armstrong, 3576 Errington Avenue, Chelmsford, ON. P0M 1L0			
DESCRIPTION OF NON-CONFORMITY	LOCATION	BY-LAW REFERENCE	
1) No person being the owner of a property on which a dwelling is situate shall fail to ensure that every floor, stair, porch, deck and balcony on any dwelling on the property and all supporting structural members of such are maintained as so to be free from defects which might constitute a possible accident hazards, including the repairing or replacing of: (a) landings, treads or risers, <u>including finishes such as linoleum and carpet that show excessive wear</u> or are broken, warped, loose, or otherwise defective;	Kitchen	22	
2) No person being the owner of a property on which a dwelling is situate shall fail to ensure that every interior wall, ceiling and finishes in a dwelling are maintained as to be free of holes, cracks, loose plaster or other coverings, or defects which may cause injury.	Kitchen & bathroom ceiling	23	
3) No person being the owner of a property on which a dwelling is situate shall fail to ensure with respect to every dwelling on the property that: (a) all plumbing, drain pipes, water pipes, toilets and other plumbing fixtures and every connecting line to the sewage system <u>are maintained in good working order</u> , and free from defects including leaks and that all water pipes and apputenances thereto are protected from freezing.	Bath tub hot water tap	24	
4) No person being the owner of a property on which a dwelling is situate shall fail to ensure that: (a) all exterior walls, roofs, and other parts of any dwelling are free from <u>loose and unsecured objects and materials</u> , which shall be removed, repaired or replaced;	Loose soffit and chimney bricks	18	
5) No person being the owner of a property on which a dwelling is situate shall fail to ensure that: (b) all exterior exposed surfaces on any dwelling on the property which are not inherently resistant to deterioration are treated with a protective coating or paint or otherwise repaired, coated, sealed or treated to protect them from deterioration or weathering;	Exposed facia	18	

6) No person being the owner of a property on which a dwelling is situated shall fail to ensure that: (f) roofs, including fascia boards, cornices, eaves and soffits of buildings on the property are maintained in a water-tight condition as to prevent leakage into the dwelling, including repairing of the roof and flashing, applying waterproof coatings and installing or repairing eavestroughing and rainwater piping, and including removing dangerous accumulations of snow and ice from the roofs of any building on the property.	Soffit, fascia and area where roof is leaking	18
7) No person being the owner of a property on which a dwelling is situated shall fail to ensure that: (a) All areas on that property used for vehicular parking are: (i) Kept free of potholes, dirt, dust and litter;	Parking lot	13
REQUIRED ACTION		
1) Repair/replace kitchen flooring areas showing excessive wear.		
2) Fill in cracks and repair loose plaster in kitchen and bathroom ceiling.		
3) Repair/replace hot water tap in bathroom.		
4) Secure loose soffit from building. Repair/replace loose bricks and mortar on chimney.		
5) Ensure that exposed fascia is protected from deterioration and weathering.		
6) Repair leak(s) in roof so that water no longer enters through ceiling in kitchen of unit #3.		
7) Clean all litter from parking area and repair holes.		
<input type="checkbox"/> Emergency Order - above work to be carried out immediately to terminate danger. Subsection 15.7 (1)		
There must be compliance with the terms and conditions of this order before this date: <u>30 September, 2011</u>		

TAKE NOTICE THAT if such repair or clearance is not done within the time specified in this order, the Municipality may carry out the repair or clearance at the expense of the owner. Clause 15.2 (2) (c).

APPEAL TO PROPERTY STANDARDS COMMITTEE - An owner or occupant upon whom this order has been served, if not satisfied with the terms or conditions of the order, may appeal to the Property Standards Committee by sending notice of appeal by registered mail to the Secretary of the Committee on or before **29 September, 2011** (Date -within fourteen days after service of this order) and, in the event that the order is not appealed, it shall be deemed to be confirmed. Subsection 15.3 (1).

Gregory Bergeron
 Gregory Bergeron
 Property Standards Officer
 674-4455 ext.4388

Date Order Served: 9 September, 2011

DISTRIBUTION OF ORDER TO REMEDY* - The order shall be served on the owner of the property and such other persons affected by it as the officer determines and a copy of the order may be posted on the property. Subsection 15.2(3).

REGISTRATION OF ORDER - Where a copy of this order is registered in the proper land registry office, any person acquiring any interest in the land, subsequent to the registration of the order, shall be deemed to have been served with the order on the day on which the order was served. Subsection 15.2 (4).

OFFENCE - A person is guilty of an offence if the person fails to comply with an order, direction or other requirement made under the Building Code Act, 1992. A person who is convicted of an offence is liable to a fine of not more than \$25,000 for a first offence and to a fine of not more than \$50,000 for a subsequent offence. Subsections 36 (1) (b) and 36 (3).

Personal information contained on this form, collected pursuant to a by-law passed under the Building Code Act, 1992 will be used for the purposes of that by-law. Question Privacy Coordinator at the institution responsible for it

Original - CONTRAVENOR* Copy - OFFICE Copy - PROPI



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CUSTOMER RECEIPT

REÇU DU CLIENT