

Property Standards Appeal Committee Report

1710 Bancroft Drive Sudbury On-ACR # 778158 and 778163

Prepared by MLEO Craig Moxam #1313

On November 17, 2017, at approximately 10:30 am Officer Moxam attended 1710 Bancroft Drive Sudbury for an inspection. On site for the inspection were the callers from Apt ■ and ■ for each complaint. The two callers showed Officer Moxam a number of issues related to property standards throughout the common area and inside each of their respective apartments.

The inspection began with the sidewalk and wooden steps leading to the porch outside the callers apartment entrance. The wooden balusters of the handrail were insecure, broken and some were missing. (see ph #1). Also the upper railing and decking appeared to be loose and rotting.(see ph #2). At the main entrance, the security/motion light was missing a bulb and not operational.(see ph #3). The main entrance door was badly dented and could not be properly secured or locked. (see ph 4). Upon entering the common entrance/hallway and the stairway to the second floor the handrail was observed to be un fastened from the wall. (see ph 5).

The caller from apartment ■ showed the issues inside that apartment to Officer Moxam. They included defective windows. (see ph 6,7,8,). These windows were rotting, with some unable to be fully opened, and some not opened at all. All the interior window casings had peeling paint and moisture on the sills. Cold air could be felt around the perimeter of these windows.

Before inspecting the other apartment #■ the callers both wished Officer Moxam to observe the furnace air filter which was located on the main floor inside a small room adjacent the main entrance door. The filter was removed by one of the callers and photographed by Officer Moxam. (see ph 9).

The inspection of apartment ■ revealed uncovered furnace air vents in the ceiling of the living and bedroom. All of these were very dirty and covered in thick black dust.(see ph 10/11).The main two large corner windows facing Bancroft Drive were cracked and tuck taped, however a large amount of cold fresh air was entering inside the apartment. The window casings and sills also had peeling paint and moisture evident upon them.

The city database revealed the owners of this property to be Deja Properties Inc. The callers advised that the property management company which have most contact for repairs and maintenance on the property was Northern Properties. In an effort to speak to the owner(s) of the property, contact was made with Northern Properties. They advised the contact for Deja Properties was ■■■■■. A phone number was also provided.

Given the extent of deficiencies observed at the property, Officer Moxam requested and re attended on November 22, 2017 with the manager of Building Services, Andre Guillot. A second inspection was conducted of these two apartments, with access being provided to other apartments at the property as well. At this time, Mr.Guillot noted that it appeared to him that the building may have shifted from its foundations as the rear, or northerly, side of the building was leaning away from the southerly half. (see

ph 14). It was observed that the floors in the units attended (all units main floor except #4) were sloping badly and unlevel. Mr. Guillot suggested that, in order to be certain of the structural integrity of the building, the owner(s) would require an engineer to conduct an inspection and provide a report.

On November 23, 2017 Officer Moxam received a phone call from [REDACTED]. He advised he was the property manager of 1710 Bancroft Drive, but refused to disclose any information regarding the ownership of the property when Moxam inquired. Subsequently, in order to properly issue the Order To Remedy for the property, the completion of a corporate search was requested through the City of Greater Sudbury Legal Department. The search revealed that Deja Properties Inc was an active Ontario Business Corporation, registered as Ontario 2303775, with an address of 516 Lavoie Street in Sudbury, Ontario. The Corporation Profile Report revealed the Administrator of the Corporation as [REDACTED]. The Corporation Director was listed as [REDACTED].

Given the extent of these property standards issues, the following day November 24, 2017 an Order To Remedy was posted on the property at 1710 Bancroft at the front of the building facing the street.(see ph 15-16).

On the 17 December, 2017, [REDACTED] of Deja Properties filed a letter of appeal to the committee. It is also noted that on January 23, 2018 some of the windows in apartment 6 were upgraded.