

File No.: 04-1000-20-2018-191

June 26, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of March 29, 2018 for:

Building safety inspection records for the Cobalt Hotel SRO located at 917 Main Street, and the City of Vancouver's corresponding recommendations and follow-up actions.

Date Range: January 1, 2017 to March 29, 2018

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-191); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

917

9/17

COBALT
HOTEL

ORDER TO EVICT
LEGAL NOTICE

NO GUEST
FROM
7PM To 10^{AM}
VISITING TIME
10 AM To 7PM
1. Visitor to be with Tenant.
2. Will leave his 2 IDs (ID & Not Life Skills)
[No Bikes Upstairs]



Cobalt Motel
VACANCY
COMFORTABLE
ENTERTAINING

PIZZERIA FARINA

915

ATM

Give a good walkie!
Get real happy!

20-50% OFF
Blow Out SALE

OPEN

Vina

SCREEN PRINTING
SOUVENIR T-SHIRT
WHOLESALE & RETAIL
604-687-5332



CE - Inspection Report

Main Address	917 MAIN STREET, Vancouver, BC	Case Number	CF-2017-012422
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2017/10/05
Number of Storeys	5	IA Number	
Building Name	COBALT HOTEL	Permit Number	
Approved Use of Building/Land	SRA	Owner & Contact Info.	HOTEL LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9
Approved Use of Building/Land		Owner & Contact Info.	NORTHSTAR INTERNATIONAL MOTOR 6626 ANGUS DR VANCOUVER BC V6P 5H9
Present Use of Building/Land	SRA	Owner's Rep & Contact Info.	
Zoning	FC-1	Tenant & Contact Info.	
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	

Reason for Inspection - Complaint | IA | Permit | Referral | Routine | Re-Check :

Co-worker Becky Inness noted water damage and requested inspection.

In Attendance

Building	Adrian Cashato	Owner/Rep	
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use	Becky Innes	Other	

Overview

I found evidence of water ingress in the center, East/West, hallway on all floor levels. Recent wall and ceiling repairs have taken place, making accurate diagnoses difficult.

RECCOMENDATIONS:

Send owner an immediate order to cease all paint, wall, and ceiling repair work to all common hallways throughout the building.

30 day order to obtain a building permit to; commence exploratory work in order to locate the source of the water leak.

*trades permits and or additional building permits may be required to make necessary repairs.

Violation Summary

Total number of violations - Previous and New: Not Done

Violation Details	
Violation Number:	Violation: Exploratory work required.
Violation Date:	:
Violation Type:	Violation Instructions: Letter required. Please coordinate letter with report from PUI Becky.
Resolve By:	
Violation Status:	

Photos Taken? Yes No Notice Posted? Yes - Type of Notice: No
 Stop Work Order
 Do Not Occupy
 Unsafe To Occupy

Date Report Made: October 5, 2017

Becky Innes
Case File Manager

Supervisor Notes:  Manager / Supervisor Approval

Photo	Description

CF Number	CF-2017-012471	Date of Inspection (yyyy/mm/dd)	2017/09/26
Main Address	917 MAIN STREET, Vancouver, BC	Specifics and/or Suite #	s.22(1)
Tenant	Cobalt Hotel	Number of Storeys	5 + basement
Owner	HOTEL LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	
Owner	NORTHSTAR INTERNATIONAL MOTOR 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	
Agent	Sai Kumar, manager on duty	Approved Use of Building/Land	SRA Hotel
District Zone	FC-1	Present Use of Building/Land	SRA Hotel
Business License	HL-2017-119352		

Reason for Inspection Recheck of 2017/06/26 Annual SRA inspection

Narrative/Observations

Site inspection with Gudy Sahota (owner), Sai Kumar (manager on duty), and Becky Innes (PUI) revealed the following rooms to be infested with pests:

1. s.22(1) bedbugs
2.) roaches
3. bedbugs
4. bedbugs
5. bedbugs
6. bedbugs
7. mice
8. mice
9. mice and roaches
10. bedbugs and roaches
11. mice
12. mice and roaches
13. mice and roaches

Requirements

Violation of Standards of Maintenance By-law 5462 - Sec 21.10 (b)

Recommendations

7-day order to provide pests control services to all affected rooms
s.22(1) Remove bedbug-infested mattress

Photos Taken? Yes No

Date Report Made: October 10, 2017

Mike Elliston
Inspector's Name

Violation Details	
<p>Violation Number: VI-2017-04496</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - bedbugs - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>
<p>Violation Number: VI-2017-04495</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - roaches - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>
<p>Violation Number: VI-2017-04494</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - bedbugs - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>

<p>Violation Number: VI-2017-04493</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - bedbugs - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>
<p>Violation Number: VI-2017-04492</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - bedbugs - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>
<p>Violation Number: VI-2017-04491</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - bedbugs - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>

<p>Violation Number: VI-2017-04490</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - mice - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>
<p>Violation Number: VI-2017-04489</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - mice - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services. Repair mouse holes in baseboards.</p>
<p>Violation Number: VI-2017-04488</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - mice and roaches - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services. Repair mouse holes under sink.</p>

<p>Violation Number: VI-2017-04487</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - bedbugs and roaches - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services.</p>
<p>Violation Number: VI-2017-04486</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - mice - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services. Repair mouse holes in baseboards and behind radiator.</p>
<p>Violation Number: VI-2017-04485</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - mice and roaches - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services. Repair mouse holes in walls.</p>

<p>Violation Number: VI-2017-04484</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Pests - mice and roaches - provide pest control services</p> <p>Standards of Maintenance 5462 - Sec 4.1(12) & (13): Every owner of land must keep the land, and any building or accessory building on it, in such condition that it will not afford harbourage for or become infested with pests. If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.</p> <p>Violation Instructions: Provide pest control services. Repair mouse holes in walls.</p>
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Photo	Description
	<p>s.22(1) Roach on can.</p> <p>Violation #2</p>

Photo	Description
	<p>s.22(1) Bedbug-infested mattress.</p> <p>Violation #3</p>
	<p>s.22(1) Mouse droppings on floor.</p> <p>Violation #8</p>

Photo	Description
	<p>s.22(1) Mouse hole in wall under sink.</p> <p>Violation #8</p>
	<p>s.22(1) Mouse hole in wall at baseboard under sink.</p> <p>Violation #9</p>

Photo	Description
	<p>s.22(1) Mouse hole in wall at radiator piping.</p> <p>Violation #11</p>
	<p>s.22(1) Carpet and tape covering mouse holes in wall.</p> <p>Violation #12</p>

Photo	Description
	<p>s.22(1) Mouse droppings on floor.</p> <p>Violation #12</p>
	<p>s.22(1) Roach on edge of countertop.</p> <p>Violation #12</p>

Photo	Description
	<p>s.22(1) Mouse hole in wall above the baseboard.</p> <p>Violation #13</p>
	<p>s.22(1) Mouse hole in the baseboard.</p> <p>Violation #13</p>

Photo	Description
 A close-up photograph showing a showerhead on the left, connected to a metal pipe. To the right, there is a hole in a dark, possibly waterproofed wall. The hole is irregular and appears to be a mouse hole. Some debris and a small amount of liquid are visible on the floor below the hole.	<p>s.22(1) Mouse hole in wall at water pipe.</p> <p>Violation #13</p>
 A photograph showing a hole in a light-colored wall. The hole is roughly rectangular and has a dark opening. A blue object, possibly a tool or a piece of equipment, is visible on the floor in the foreground. The wall appears to be made of drywall or plaster.	<p>s.22(1) Mouse hole in wall.</p> <p>Violation #13</p>

Photo	Description
	<p>s.22(1) Mouse droppings on floor.</p> <p>Violation #13</p>
	<p>s.22(1) Mouse droppings on floor.</p> <p>Violation #13</p>

Photo	Description
	<p>s.22(1) Mouse droppings on floor.</p> <p>Violation #13</p>

CF Number	CF-2017-013186	Date of Inspection (yyyy/mm/dd)	2017/10/31
Main Address	917 MAIN STREET, Vancouver, BC	Specifics and/or Suite #	
Tenant	Cobalt Hotel	Number of Storeys	5 + basement
Owner	NORTHSTAR INTERNATIONAL MOTOR HOTEL LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	n/a
Agent	Darshan Punia, manager	Approved Use of Building/Land	SRA Hotel
District Zone	FC-1	Present Use of Building/Land	SRA Hotel
Business License	HL-2017-123608		

Reason for Inspection Proactive annual heat and hot water inspection

Narrative/Observations

Site inspection at 11 AM - 2 PM on October 31st, 2017 with manager Darshan Punia revealed 14 violations.
Weather: 10 °C Sunny

Air temperature readings were taken in the east and west corridor on the 1st-4th floor.
Air and water temperature readings were taken in unit #420, #408, #301, #325, #207, #213, and #114.
s.22(1) was found to have only cold water in both taps so no temperature reading was taken.

The air temperature was found to be over 20 °C in the corridors and each suite noted above and therefore no violation. However, the radiators in the west side corridors on the 1st-4th floor are not operational and require maintenance, repair, or actuation.

Violations:

s.22(1) - Hot water not working, water in both taps runs cold

- 1) - Hot water tap 43.2 °C
- Radiator not working
- Hot water tap 24.7 °C
- Hot water tap 44.1 °C
- Hot water tap 40.7 °C
- Radiator not working
- Hot and Cold water taps do not work

3rd floor south side bathtub - Hot water tap 44.1 °C
4th floor SW Shower - No hot water, only cold

1st floor west side corridor - Radiator not working
2nd floor west side corridor - Radiator not working
3rd floor west side corridor - Radiator not working
4th floor west side corridor - Radiator not working

Requirements

Violation of Standards of Maintenance By-law 5462 Sec 21.4(a)

Recommendations

Immediate order for maintenance repairs to provide hot water in the range of 49°C to 60°C. and to repair or replace the radiators that are not working.

Photos Taken? Yes No

Date Report Made: October 31, 2017

Mike Elliston
Inspector's Name

Violation Details	
<p>Violation Number: VI-2017-04874</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Hot water tap 43.2 °C</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04872</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Hot water tap 24.7 °C</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04873</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Hot water tap 44.1 °C</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04869</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Hot water tap 40.7 °C</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04867</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Hot and Cold water taps do not work</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04871</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 3rd floor south side bathtub - Hot water tap 44.1 °C</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04868</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 4th floor SW Shower - No hot water, only cold</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04875</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Radiator not working</p> <p>Standards of Maintenance By-law 5462 Section 21.13: Every lodging house operator shall maintain the accommodation: (a) free of extraneous moisture, (b) between the hours of 8:00 a.m. and 12:00 midnight, at a temperature not lower than 68E Fahrenheit (20E Celsius) measured 60 inches (1.52 m) from the floor in the centre of the room, and between the hours of 12:00 midnight and 8:00 a.m. at a temperature not lower than 62E Fahrenheit (16E Celsius) measured 60 inches (1.52 m) from the floor in the centre of each room.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04870</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Radiator not working</p> <p>Standards of Maintenance By-law 5462 Section 21.13: Every lodging house operator shall maintain the accommodation: (a) free of extraneous moisture, (b) between the hours of 8:00 a.m. and 12:00 midnight, at a temperature not lower than 68E Fahrenheit (20E Celsius) measured 60 inches (1.52 m) from the floor in the centre of the room, and between the hours of 12:00 midnight and 8:00 a.m. at a temperature not lower than 62E Fahrenheit (16E Celsius) measured 60 inches (1.52 m) from the floor in the centre of each room.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04879</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor west side corridor - Radiator not working</p> <p>Standards of Maintenance By-law 5462 Section 21.13: Every lodging house operator shall maintain the accommodation: (a) free of extraneous moisture, (b) between the hours of 8:00 a.m. and 12:00 midnight, at a temperature not lower than 68E Fahrenheit (20E Celsius) measured 60 inches (1.52 m) from the floor in the centre of the room, and between the hours of 12:00 midnight and 8:00 a.m. at a temperature not lower than 62E Fahrenheit (16E Celsius) measured 60 inches (1.52 m) from the floor in the centre of each room.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04878</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 2nd floor west side corridor - Radiator not working</p> <p>Standards of Maintenance By-law 5462 Section 21.13: Every lodging house operator shall maintain the accommodation: (a) free of extraneous moisture, (b) between the hours of 8:00 a.m. and 12:00 midnight, at a temperature not lower than 68E Fahrenheit (20E Celsius) measured 60 inches (1.52 m) from the floor in the centre of the room, and between the hours of 12:00 midnight and 8:00 a.m. at a temperature not lower than 62E Fahrenheit (16E Celsius) measured 60 inches (1.52 m) from the floor in the centre of each room.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04877</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 3rd floor west side corridor - Radiator not working</p> <p>Standards of Maintenance By-law 5462 Section 21.13: Every lodging house operator shall maintain the accommodation: (a) free of extraneous moisture, (b) between the hours of 8:00 a.m. and 12:00 midnight, at a temperature not lower than 68E Fahrenheit (20E Celsius) measured 60 inches (1.52 m) from the floor in the centre of the room, and between the hours of 12:00 midnight and 8:00 a.m. at a temperature not lower than 62E Fahrenheit (16E Celsius) measured 60 inches (1.52 m) from the floor in the centre of each room.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04876</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 4th floor west side corridor - Radiator not working</p> <p>Standards of Maintenance By-law 5462 Section 21.13: Every lodging house operator shall maintain the accommodation: (a) free of extraneous moisture, (b) between the hours of 8:00 a.m. and 12:00 midnight, at a temperature not lower than 68E Fahrenheit (20E Celsius) measured 60 inches (1.52 m) from the floor in the centre of the room, and between the hours of 12:00 midnight and 8:00 a.m. at a temperature not lower than 62E Fahrenheit (16E Celsius) measured 60 inches (1.52 m) from the floor in the centre of each room.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04911</p> <p>Violation Date: Nov 02, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Hot water not working, water in both taps runs cold</p> <p>Standards of Maintenance By-law 5462 Sec 21.4(a): Every lodging house operator shall provide: (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture.</p> <p>Violation Instructions:</p>



Furnace and associated mechanical systems in the basement are warm and appear and sound operational.

CF Number	CF-2017-007589	Date of Inspection (yyyy/mm/dd)	2017/10/31 2017/09/26 2017/08/21 2017/08/14 2017/06/27 2017/06/26
Main Address	917 MAIN STREET, Vancouver, BC	Specifics and/or Suite #	
Tenant	Cobalt Hotel	Number of Storeys	5 + basement
Owner	NORTHSTAR INTERNATIONAL MOTOR HOTEL LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	n/a
Agent	Raj Ponniah, manager	Approved Use of Building/Land	SRA Hotel
District Zone	FC-1	Present Use of Building/Land	SRA Hotel
Business License	HL-2017-119352		

Reason for Inspection Recheck of 2017/06/26 Annual SRA inspection

Narrative/Observations

The initial SRA inspection, conducted on June 26th/27th, 2017 with Pal Sahota, S.S. Mann, and Becky Innes, identified 94 violations. See copy on Posse.

On June 29th a copy of the check sheets was hand delivered to the manager, Mr. Mann. See signed copy on Posse.

On August 14th we returned to conduct a recheck of the 94 outstanding violations but were unable to access all rooms as proper notification was not given to the tenants. Therefore, we could only inspect those units where we were let in by the occupant. Pal Sahota, Mr. Mann, and Becky Innes were present.

On August 21st we returned to inspect the remaining units. 66 of the 94 violations found on June 26th had been corrected and 43 new violations were identified for a new total of 71 outstanding violations. Pal Sahota, Mr. Mann, and Becky Innes were present. See revised copy of check sheet in Posse with the new violations listed in red pen.

On September 26th we returned to conduct a recheck of the 71 outstanding violations. Gudy Sahota, Sai Kumar (temporary manager), and Becky Innes were present. Of the 71 outstanding violations, 28 had been corrected and the 14 remaining pest violations were transferred to a separate case file (CF-2017-012471). 35 new violations were identified and added.

On October 31st an inspection with building manager Darshan Ponia identified 4 violations which were added.

There are a total of 62 violations remaining outstanding as listed on the next page.

NOTE:

Becky Innes advised Pal Sahota to remove the carpets in the hallways, and repair and paint the walls and ceilings. A recheck on October 11th found that the carpets have been removed from the hallways on the 2nd, 3rd, and 4th floors exposing the unfinished wood fir floors. The new manager, Raj Ponniah, advised that the hallway flooring will be sanded and refinished in conjunction with repair and painting of the walls and ceilings on 1st-4th floor.

Where a room inspection has deemed that a full retrofit is required, Paul Sahota has been advised and has agreed to temporarily relocating the tenant to a vacant room while repairs are completed. Rooms s.22(1) s.22(1) have been completed; rooms s.22(1) remains to be done.

NOTE:

The initial inspection on June 27th was done in blue ink on the SRA annual inspection report, the recheck on August 14th and 21st was done in red ink, and the recheck on September 26th was done on a separate but attached page (Inspection Report).

The following violations remain outstanding:**4th Floor suites:**

1. s.22(1) - Floors - dirty carpet. Section 21.10(d)
2. - Baseboards - mouse holes. Section 21.10(d)
3. - Taps and Sink - leaking taps and plugged sink. 21.10(f)
4. - Walls - hole in wall by sink, behind white card. Section 21.10(d)
5. - Floors - damaged flooring around sink area. Section 21.10(d)
6. - Taps - not working properly, low water flow. Section 21.10(f)

3rd Floor suites:

7. s.22(1) Walls - mouse holes. Section 21.10(d)
8.) Walls/ceiling - unfinished drywall repair, cracked and delaminated plaster. 21.10(d)
9. Window - top trim is in a state of poor repair. Section 21.10(d)
10. Walls/ceiling - water damaged walls and ceiling. Section 21.10(d)
11. Walls - mouse holes under sink. Section 21.10(d)
12. Walls - unfinished drywall repair. Section 21.10(d)
13. Door - damaged. Section 21.10(d)
14. Plumbing - low water flow. Section 21.10(f)
15. Plumbing - low water flow. Section 21.10(f)
16. Walls - water damaged, drywall missing. Section 21.10(d)
17. Door - damaged door and disconnected closer. Section 21.10(d)
18. Window - main room - gaps in window frame. Section 21.10(d)
19. Window - small room - broken window pane. Section 21.10(d)
20. Walls - dirty, poorly painted. Section 21.10(d)
21. Floors and baseboards - damaged flooring and baseboards. Section 21.10(d)
22. Electrical - ceiling light is not attached to ceiling and has no light bulb. Section 21.10(d)

2nd Floor suites:

23. s.22(1) Door - room number missing. Section 21.18(a)
24.) Floors - paint splatters all over flooring. Section 21.10(d)
25. Walls/ceiling - peeling paint and damaged drywall. Section 21.10(d)
26. Walls - mouse holes under sink. Section 21.10(d)
27. Sink - plumbing drainage only connected to the larger basin. Section 21.10(f)
28. Walls/ceiling - damaged drywall. Section 21.10(d)
29. Sink - damaged counter top. Section 21.10(d)
30. Door frame - unfinished. Section 21.10(d)
31. Door - room number missing. Section 21.18(a)
32. Window - broken window pane. Section 21.10(d)
33. Floors - damaged flooring. Section 21.10(d)
34. Door - damaged door and door frame. Section 21.10(d)
35. Radiator - water leak. Section 21.10(e)
36. Door - self-closing device does not completely close the door. Section 21.10(d)
37. Door frame - gaps in transom panel above door. Section 21.10(d)
38. Door frame - gaps in transom panel above door. Section 21.10(d)
39. Plumbing - low water flow. Section 21.10(f)
40. Damaged/pest-ridden mattress and missing bedframe. Section 21.15
41. Walls/ceiling - dirty paint. Section 21.10(d)

1st Floor suites:

42. s.22(1) Ceiling - gap in drywall at light fixture. Section 21.10(d)
43.) Walls/ceiling - unfinished drywall repair. Section 21.10(d)
44. Taps - not working properly. Section 21.10(f)
45. Carpets - damaged and dirty. Section 21.10(d)
46. Taps - not working properly. Section 21.10(f)
47. Walls/ceiling - dirty and peeling paint. Section 21.10(d)
48. Floors - floor has area of deflection under carpet. Section 21.10(d)
49. Damaged mattress and missing bedframe. Section 21.15
50. Walls/ceiling - water damaged drywall. Section 21.10(d)
51. Walls/ceiling - water damaged drywall. Section 21.10(d)
52. Ceiling - unfinished drywall repair. Section 21.10(d)
53. Door - disconnected door closer. Section 21.10(d)
54. Walls - unfinished drywall repair. Section 21.10(d)

Common toilet and shower rooms:**4th Floor:**

55. South side (SW) Shower Room: ineffective door lock. Section 21.4(b)
56. South side (SE) Shower Room: low hot water pressure. Section 21.10(f)

3rd Floor:

57. South side Shower Room: hole in wall and missing shower head. Section 21.10(f)
58. South side Shower Room: paint on tiles in shower stall. Section 21.10(d)

2nd Floor:

- 59. North side Shower Room: paint on tiles in shower stall. Section 21.10(a)
- 60. South side Toilet Room: ineffective door lock. Section 21.4(b)

1st Floor:

- 61. North side Shower Room: damaged walls and peeling paint. Section 21.10(d)
- 62. South side Shower Room: dirty upper tile area of shower. Section 21.10(a)

Requirements

Standards of Maintenance By-law 5462 Sections Section 21.10

Recommendations

Send 30-day Standards of Maintenance order to R/O

Photos Taken? Yes No

Date Report Made: November 9, 2017

Mike Elliston
Inspector's Name

Violation Details	
<p>Violation Number: VI-2017-03456</p> <p>Violation Date: Aug 21, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - unfinished drywall repair</p> <p>Standards of Maintenance 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03451</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Plumbing - low water flow</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04426</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door - damaged</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05071</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - mouse holes under sink</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03404</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Ceiling/walls - water damaged walls and ceiling</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03414</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Window - top trim is in a state of poor repair</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05024</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Ceiling/walls - cracked and delaminated plaster</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05072</p> <p>Violation Date: Aug 21, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - mouse holes</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03418</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Taps - not working properly, low water flow</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05018</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - hole in wall by sink, behind white card</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04423</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Tap and Sink - leaking taps and plugged sink</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03839</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Baseboards - mouse hole</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04422</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Floors - dirty carpet</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04458</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor North side Shower Room - Walls - damaged walls and peeling paint</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03390</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Plumbing - low water flow</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04456</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 2nd floor North side Shower Room - Walls - paint on tiles in shower stall</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04451</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 4th floor South side (SE) Shower Room - Plumbing - low hot water pressure</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04452</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 4th floor South side (SW) Shower Room - Door - ineffective door lock</p> <p>Standards of Maintenance By-law 5462 - Sec 21.4: 21.4 Every lodging house operator shall provide as follow: (b) that every room in a lodging house containing any sanitary facilities serving more than one sleeping unit, housekeeping unit or housekeeping room, shall be accessible from a public hallway and shall be capable of being locked from the inside only.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04459</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor South side Shower Room - Walls - dirty upper tile area of shower</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04455</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 3rd floor South side Shower Room - Walls - paint on tiles in shower stall</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04454</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By: F</p> <p>Violation Status:</p>	<p>Violation: 3rd floor South side Shower Room - Walls - hole in wall and missing shower head</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04457</p> <p>Violation Date: Aug 21, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 2nd floor South side Toilet Room - Door - ineffective door lock</p> <p>Standards of Maintenance By-law 5462 - Sec 21.4: 21.4 Every lodging house operator shall provide as follow: (b) that every room in a lodging house containing any sanitary facilities serving more than one sleeping unit, housekeeping unit or housekeeping room, shall be accessible from a public hallway and shall be capable of being locked from the inside only.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04431</p> <p>Violation Date: Aug 21, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door - room number missing</p> <p>Standards of Maintenance By-law 5462 - Sec 21.18: 21.18 Every lodging house operator shall: (a) identify all accommodation by number or letter, or combination of both, posted on the entrance to the unit.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04428</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door - room number missing.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.18: 21.18 Every lodging house operator shall: (a) identify all accommodation by number or letter, or combination of both, posted on the entrance to the unit.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05022</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Floors - damaged flooring around sink area</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03461</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls/ceiling - damaged drywall</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05070</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - water damaged, drywall missing</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05067</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Window - small room - broken window pane</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04449</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door - disconnected door closer</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03459</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Ceiling - unfinished drywall repair</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-03394</p> <p>Violation Date: Aug 21, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls/ceiling - water damaged drywall</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04447</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls/ceiling - water damaged drywall</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04446</p> <p>Violation Date: Aug 21, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Damaged mattress and missing bedframe</p> <p>Standards of Maintenance By-law 5462 - Sec 21.15: 21.15 Except where provided by the tenant, every lodging house operator shall provide sufficient bedding, mattresses and towels to all sleeping and housekeeping units, and shall maintain such articles in a clean and sanitary condition. Mattresses shall be provided with covers which shall be maintained in a clean and sanitary condition. Clean linen shall be provided at least once every seven (7) days and whenever there is a change of tenant.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-03442</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Floors - floor has an area of deflection under carpet</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03462</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls/ceiling - dirty and peeling paint</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03430</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Taps - not working properly</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-03454</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Carpets - damaged and dirty</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03453</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Taps - not working properly</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03458</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls/ceiling - unfinished drywall repair</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-03395</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Ceiling - gap in drywall at light fixture</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03481</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls/ceiling - dirty paint</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03484</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Plumbing - low water flow</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05069</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door - damaged door and disconnected closer</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05026</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Damaged/pest-ridden mattress and missing bedframe</p> <p>Standards of Maintenance By-law 5462 - Sec 21.15: 21.15 Except where provided by the tenant, every lodging house operator shall provide sufficient bedding, mattresses and towels to all sleeping and housekeeping units, and shall maintain such articles in a clean and sanitary condition. Mattresses shall be provided with covers which shall be maintained in a clean and sanitary condition. Clean linen shall be provided at least once every seven (7) days and whenever there is a change of tenant.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04442</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door frame - gaps in transom panel above door</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04441</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door - self-closing device does not completely close the door</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04440</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Radiator - water leak</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04437</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door - damaged door and door frame</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-03434</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Floors - damaged flooring</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04438</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Window - broken window pane</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04432</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Doorframe - unfinished</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-04430</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Sink - damaged counter top</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03410</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Sink - plumbing drainage only connected to the larger basin</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05065</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - mouse holes under sink</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-03392</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls/ceiling - peeling paint and damaged drywall</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05066</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Floors and baseboards - damaged flooring and baseboards</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05068</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - dirty, poorly painted</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-03945</p> <p>Violation Date: Oct 31, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Window - main room - gaps in window frame</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-04427</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Door frame - gaps in transom panel above door</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-03466</p> <p>Violation Date: Jun 27, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Walls - unfinished drywall repair</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05098</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Electrical - ceiling light is not attached to ceiling and has no light bulb</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05100</p> <p>Violation Date: Sep 26, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) Floor - paint splatters all over flooring</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Photo	Description
	<p>s.22(1) Floors - dirty carpet.</p> <p>Violation #1</p>
	<p>s.22(1) Taps and sink - leaking taps and plugged sink.</p> <p>Violation #3</p>

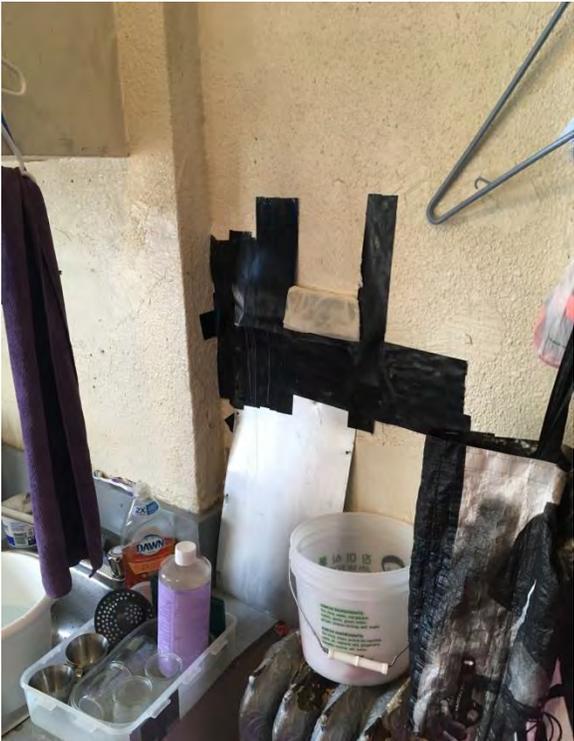
Photo	Description
	<p>s.22(1) Walls - hole in wall by sink, behind white card.</p> <p>Violation #4</p>
	<p>s.22(1) Floors - damaged flooring around sink area.</p> <p>Violation #5</p>

Photo	Description
	<p>s.22(1) aps - not working properly, low water flow.</p> <p>Violation #6</p>
	<p>s.22(1) Walls - mouse holes.</p> <p>Violation #7</p>

Photo	Description
 A photograph of a wall with a hole. A light-colored curtain is hanging from the top of the hole. The floor is made of reddish-brown tiles. A metal pole and a black cable are visible in the foreground.	<p>s.22(1) Walls - mouse holes.</p> <p>Violation #7</p>
 A photograph of a ceiling. A horizontal pipe runs across the middle. Below the pipe, there is a vertical crack in the white plaster. The ceiling shows signs of cracking and delamination.	<p>s.22(1) Ceiling - cracked and delaminated plaster.</p> <p>Violation #8</p>

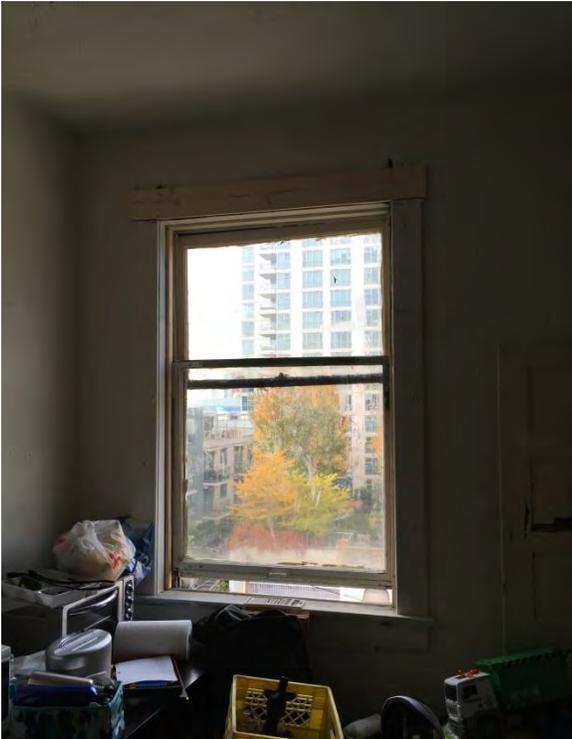
Photo	Description
	<p>s.22(1) Walls - unfinished drywall repair.</p> <p>Violation #8</p>
	<p>s.22(1) Window - top trim is in a state of poor repair.</p> <p>Violation #9</p>

Photo	Description
 A photograph showing significant water damage to a ceiling and wall. Large sections of white drywall are missing, exposing a dark, brownish-grey substrate. The remaining drywall is peeling and stained. In the bottom left corner, a blue and black box is partially visible.	<p>s.22(1) Walls/ceiling - water damaged walls and ceiling.</p> <p>Violation #10</p>
 A photograph of a wall with unfinished drywall repair. The surface is uneven, with visible joints and areas of missing or poorly finished plaster. A white radiator is visible in the bottom left corner.	<p>s.22(1) Walls - unfinished drywall repair.</p> <p>Violation #10</p>

Photo	Description
	<p>s.22(1) Walls - mouse holes under sink.</p> <p>Violation #11</p>
	<p>s.22(1) Walls - unfinished drywall repair.</p> <p>Violation #12</p>

Photo	Description
	<p>s.22(1) Walls - unfinished drywall repair.</p> <p>Violation #12</p>
	<p>s.22(1) Door - damaged.</p> <p>Violation #13</p>

Photo	Description
	<p>s.22(1) Plumbing - low water flow.</p> <p>Violation #14</p>
	<p>s.22(1) Plumbing - low water flow.</p> <p>Violation #15</p>

Photo	Description
	<p>s.22(1) Walls/ceiling - water damaged, drywall missing.</p> <p>Violation #16</p>
	<p>s.22(1) Walls - cracked and peeling plaster and paint.</p> <p>Violation #16</p>

Photo	Description
	<p>s.22(1) Walls - cracked and peeling paint.</p> <p>Violation #16</p>
	<p>s.22(1) Walls - disconnected door closer.</p> <p>Violation #17</p>

Photo	Description
	<p>s.22(1) Window - main room - gaps in window frame.</p> <p>Violation #18</p>
	<p>s.22(1) Window - small room - broken window pane.</p> <p>Violation #19</p>

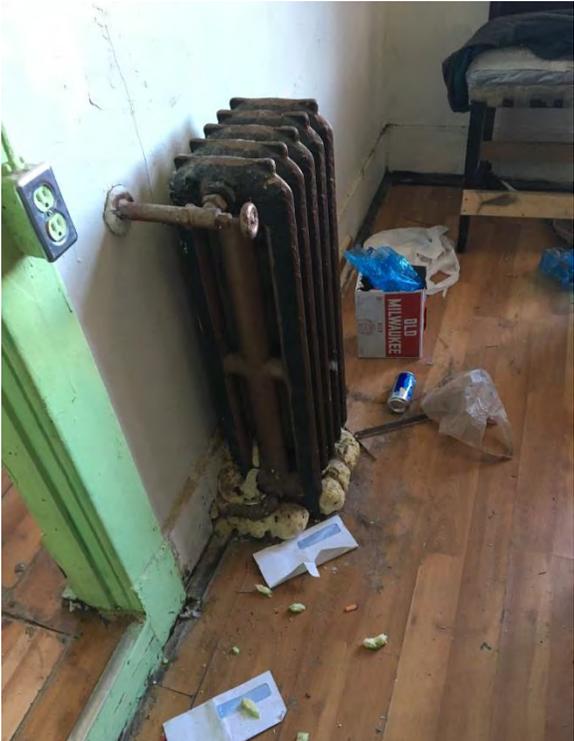
Photo	Description
	<p>s.22(1) Floors and baseboards - small room - damaged flooring and baseboards.</p> <p>Violation #21</p>
	<p>s.22(1) Floors and baseboards - main room - damaged flooring and baseboards.</p> <p>Violation #21</p>

Photo	Description
 A photograph showing a room with a wooden floor. In the center, there is a cardboard box with some items inside, including a red box labeled 'WHEELS'. The floor is cluttered with various pieces of trash, including a green paper plate, a white cup, and some crumpled paper. The baseboards along the walls are damaged and peeling, particularly in the corner. A white plastic sheet is visible on the left side of the frame.	<p>s.22(1) Floors and baseboards - damaged baseboards.</p> <p>Violation #21</p>
 A photograph of a ceiling light fixture. The fixture is a simple, cylindrical metal fixture that is not properly attached to the ceiling. It is hanging from a hole in the ceiling, and there is no light bulb inside. The ceiling is white and shows some signs of wear and discoloration. In the background, there is a green door frame and a blackboard with some white chalk markings.	<p>s.22(1) Electrical - ceiling light is not attached to ceiling and has no light bulb.</p> <p>Violation #22</p>

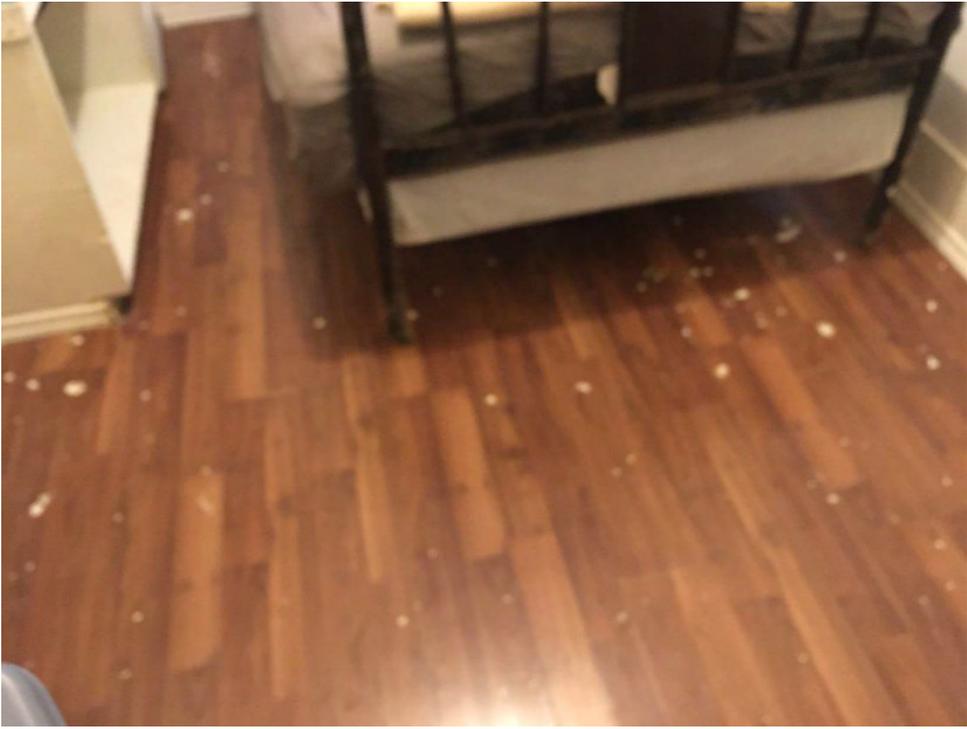
Photo	Description
	<p>s.22(1) Floor - paint splatters all over flooring.</p> <p>Violation #24</p>
	<p>s.22(1) Walls/ceiling - peeling paint and damaged drywall.</p> <p>Violation #25</p>

Photo	Description
	<p>s.22(1) Walls - mouse holes under sink.</p> <p>Violation #26</p>
	<p>s.22(1) Sink - plumbing drainage only connected to the larger basin.</p> <p>Violation #27</p>

Photo	Description
	<p>s.22(1) Sink - damaged counter top.</p> <p>Violation #29</p>
	<p>s.22(1) Door frame - unfinished.</p> <p>Violation #30</p>

Photo	Description
	<p>s.22(1) Door - room number missing.</p> <p>Violation #31</p>
	<p>s.22(1) Window - broken window pane.</p> <p>Violation #32</p>

Photo	Description
	<p>s.22(1) Door - damaged door and door frame.</p> <p>Violation #34</p>
	<p>s.22(1) Radiator - water leak.</p> <p>Violation #35</p>

Photo	Description
 <p>A photograph showing the interior of a door frame. The transom panel above the door is visible, showing a gap between the door and the frame. A red label with the text 's.22(1)' is placed over the door handle area.</p>	<p>s.22(1) Door frame - gaps in transom panel above door.</p> <p>Violation #37</p>
 <p>A photograph showing the interior of a door frame. The transom panel above the door has three circular holes. A red label with the text 's.22(1)' is placed over the door handle area.</p>	<p>s.22(1) Door frame - gaps in transom panel above door.</p> <p>Violation #38</p>

Photo	Description
	<p>s.22(1) Ceiling - gap in drywall at light fixture.</p> <p>Violation #42</p>
	<p>s.22(1) Ceiling - unfinished drywall repair.</p> <p>Violation #43</p>

Photo	Description
	<p>s.22(1) Walls - damaged and dirty.</p> <p>Violation #43</p>
	<p>s.22(1) Taps - not working properly.</p> <p>Violation #44</p>

Photo	Description
	<p>s.22(1) Carpets - damaged and dirty.</p> <p>Violation #45</p>
	<p>s.22(1) Walls/ceiling - dirty and peeling paint.</p> <p>Violation #47</p>

Photo	Description
	<p>s.22(1) Damaged mattress and missing bedframe.</p> <p>Violation #49</p>
	<p>s.22(1) Walls/ceiling - water damaged drywall.</p> <p>Violation #50</p>

Photo	Description
	<p>s.22(1) Walls - water damaged drywall.</p> <p>Violation #50</p>
	<p>s.22(1) Walls/ceiling - water damaged drywall.</p> <p>Violation #51</p>