

File No.: 04-1000-20-2018-193

May 15, 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 April 2, 2018 for:

Any records regarding complaints, investigations, and enforcement actions at 2178 Triumph Street up to April 1, 2018.

Due to the file size of the response package, all responsive records have been placed onto a CD for you to pick up in person. Some information in the records has been severed, (blacked out), under s.13(1), s.14, s.17(1), and s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Please note that some information in the records has been redacted under "Not Responsive to Request," as the information did not pertain to the address specified in your above request.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipbc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2018-193); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

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

CITY OF VANCOUVER



DATE ISSUED NOVEMBER 05, 2007		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 514214	
LEGAL DESCRIPTION Lot 5 Blk 30 Plan 178 DL 184 LD NW					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE NOV 05, 2007	PURPOSE	PROJECT VALUE \$6,000	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR NICK'S ELECTRIC LTD ACCREDITED REP: MIKLOS LELKES 7208 STRIDE AV BURNABY BC V3N 1T9					CONTACT 2		
CONTACT 3					CO-ORDINATE 586-259-58-0000		
TEL 604-526-1895	BUS LICENSE 65673	TEL	BUS LICENSE	TEL	BUS LICENSE		
TEL 604-618-6658	CERTIFICATE 12879	FAX	CERTIFICATE	FAX	CERTIFICATE		
PROJECT DESCRIPTION: SUB PANEL CHANGES FROM FUSES TO BREAKERS							
PERMIT CONDITIONS AND NOTES: 001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS. ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW. THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW. 003 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA. All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.							
INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE
ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT		
1000 EXISTING SERVICE							
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				EI09 ELECTRICAL INSPECT LORIS BIDESE 604-873-7016			
PROCESSED BY: APPLICATION TAKEN BY R PRASAD PERMIT ISSUED BY R PRASAD				PERMIT AUTHORIZED BY B CORNWELL			
COMMENTS :							
FINAL CERTIFICATE REQUESTED? FINAL CERTIFICATE NUMBER DATE ISSUED ISSUED BY PHONED BC HYDRO ORDER NUMBER				RE-INSPECTIONS		1	
						2	
						3	
						4	
						5	
						6	
FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	ELECTRICAL INSP		
400 ELECTRICAL FEE	344.20			ATTENTION	ELECTRICAL INSPCTR		
				REASON	PERMIT INSPECTION		
				GROUP	61 : ELECTRICAL INSPECT		
				DISTRICT	09 : LORIS BIDESE 7016		
INVOICE : 490732				TOTAL		\$344.20	

CITY OF VANCOUVER
COMPLAINT FORM

Date

Jan 4/9

Address of Premises Involved

2178 Triumph

Name of Owner

s.22(1)

Name of Complainant

Address s.22(1)

s.22(1)

Phone:

Nature of Complaint:

no heat -
also ceiling
has partially
collapsed.

01/04/99

Received by:

Referred to:

Submit Report to:

J.A.

For File

LICENCE AND INSPECTIONS DEPARTMENT

INSPECTION REPORT


IR 369064

Property Address 2178 TRIUMPH		Date of Inspection AUG. 20, 2002	
Name and Address of Property Owner/Agent 537070 PC LTD		Specifics of Property Address UNIT #	S 22(1)
Contractor @ 6626 Aiken's Dr. Vanc Vep SHG		Number of Storeys 3	Permit No.
Contractors Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.D.
Contractors Business Licence Account No. 02-116066		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.D.
Reason for Inspection COMPLAINT (EN 004832) - S of M BY-LAW			

CPM: Inspection of UNIT **S 22(1)** REVEALED THE FOLLOWING S of M INFRACTIONS:

- BIFOLD DOORS ON HALLWAY CLOSET HAVE BEEN REMOVED (REPLACE)
- DOOR CLOSER ON ENTRANCE DOOR IS LOOSE AND RUBS AGAINST THE TOP OF THE DOOR (REPAIR)
- HALLWAY WALLS HAVE CRACK
- DOORS ON KITCHEN CABINETS ARE NOT HINGED AND THE DOOR LATCHES HAVE BEEN REMOVED (REPAIR)
- PLYMUTED DECKING ON BALCONY IS ROTTING AND HAS SEVERAL HOLES (REPLACE DECKING)

REL: 30 DAY S of M ORDER

Date Report Made AUG. 20, 2002	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> Plu <input type="checkbox"/> OTHER	R. MARIANI Property Use Insp. - Dist. No. Inspector's Name	 Signature
--	---	--	---	--

- ☐ File
☐ Carbon Copy to
☒ Refer to **ROXANNE HENRY**
- 30 DAY S of M ORDER
☐
☐
☐
- COPIES GIVEN*
- HL*

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ attention in _____ days
 If no _____
- HL*

CITY OF VANCOUVER

DATE ISSUED APRIL 25, 2000		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 448228	
LEGAL DESCRIPTION Lot 4-6 Blk 30 Plan 178 DL 184					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS 8.22(1)		
APPLICATION DATE APR 25, 2000	PURPOSE ALARM	PROJECT VALUE \$450	ASSESSED VALUE	PLANS NO	PLACE NAME		
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR LIFETIME SECURITY INC STEVEN JOHNSTON 708-1155 W PENDER VANCOUVER BC V6E 3P4					CONTACT 2 SITE CONTACT ACCREDITED REP: STEVEN JOHNSTON VANCOUVER BC		
TEL 684-7233	BUS. LICENSE 185586	TEL	BUS. LICENSE	TEL	BUS. LICENSE		
FAX 605-7001	CERTIFICATE 38481	FAX	CERTIFICATE	FAX	CERTIFICATE		

PROJECT DESCRIPTION:

SECURITY ALARM INSTALLATION

PERMIT CONDITIONS AND NOTES:

001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) ANNUAL PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.

ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW.

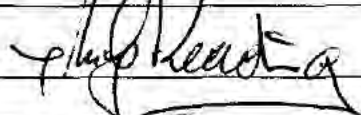
THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.

002 FOR ELECTRICAL CONTRACTORS:-
ALL QUALIFIED ELECTRICAL WORKERS ON JOB SITES ARE REQUIRED TO PRODUCE EVIDENCE THAT THEY ARE REGISTERED UNDER THE BC APPRENTICESHIP ACT OR POSSESS A BC ELECTRICAL SAFETY BRANCH WORKER QUALIFICATION CERTIFICATE. ALL OTHER ELECTRICAL WORKERS ON THESE SITES MUST BE REGISTERED WITH THE INDUSTRY TRAINING AND APPRENTICESHIP COMMISSION (ITAC) AS APPRENTICES. ALL APPRENTICES SHALL CARRY AT LEAST A COPY OF THEIR APPRENTICESHIP AGREEMENT. THE RATIO OF QUALIFIED WORKERS TO APPRENTICES SHALL BE 1:1 IN ACCORDANCE WITH REGULATION SECTION 5(1) (a) OF THE BC APPRENTICESHIP ACT. THE RATIO OF AN ELECTRICAL CERTIFICATE HOLDER TO SUPERVISE QUALIFIED PERSONS SHALL BE 1:2 IN ACCORDANCE WITH SECTION 5(2) (d) OF THE ELECTRICAL SAFETY REGULATIONS.

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
1087	COMPL SECURITY SYS				

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : **8109** ELECTRICAL INSPECT **JIM DOCHERTY** **873-7016**

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYERS, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE 
400 ELECTRICAL FEE	57.00			
DATE				
ISSUED BY D FLEMING				
FOR THE CITY ELECTRICIAN				
INVOICE: 219059		TOTAL		\$57.00



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

C 5486
EN 030076

Address of Premise Involved: 2178 TRIUMPH ST.	Date: Feb. 14, 2005
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) - 2178 TRIUMPH ST.	Phone Number: s.22(1)


(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: A7
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Nature of Complaint:	
<input type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Standards of Maintenance	
<input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____	
leaking roof. Had told bldg. manager but nothing had been done. Anytime bet. 9am - 3pm, someone home.	
CONFIDENTIAL	
Call Complainant Back: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Received By: Arlene Tib	
Referred To: Syd Kelland	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

CITY OF VANCOUVER
PERMITS & LICENSES DEPARTMENT
GAS FITTING PERMIT

NUMBER GP 228718






OCCUPANT 310586259580000		PROPERTY ADDRESS 2178 TRIUMPH		SPECIFIC OF PROPERTY ADDRESS	
ISSUED TO INFORMATION: GAMBIE PLBG & HTG LTD ADDRESS 3905 FRASER CITY VANCOUVER BC POSTAL CODE V5V 4E5 PHONE NUMBER 873-8174			PROPERTY OWNER INFORMATION: NAME ADDRESS CITY POSTAL CODE PHONE NUMBER HOMEOWNER'S DECLARATION SUBMITTED (INDICATED WITH A "1" WHEN APPLICABLE)		
PERMIT ISSUED TO CONTRACTOR (YES OR NO) Y		RELATED BUSINESS LICENSE NO B L 12248			
INSPECTION DISTRICT NO 08	RELATED DEVELOPMENT PERMIT DP	RELATED BUILDING APP/PERMIT OR SPECIAL INSPECTION APPLICATION			
USE OF BUILDING MULTI-DWELL		GENERAL USE CODE 024	1 FAMILY DWELLING (YES OR NO)	PLANS SUBMITTED (YES OR NO) N	DO NOT FORGE
IDENTIFICATION OF OCCUPANCY (SUBMITTED OR NOT REQUIRED) N		HEALTH DEPARTMENT APPROVAL (OBTAINED OR NOT REQUIRED) N		NATURAL OR PROPANE N	
PURSUANT TO THE GAS FITTING BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:					
NATURE OF APPLIANCES TO BE INSTALLED					
STORY	WATER HEATERS	FURNACES	RANGES	BOILERS	UNIT HEATERS
ROOF					
BASEMENT	2(155m)				
FIRST					
SECOND					
THIRD					
PERMIT ISSUED BY SGOUDAL 10146			NUMBER OF APPLIANCES 2		
CITY ENGINEERING INSPECTOR					
PERMIT AUTHORIZED / CHECKED BY					
IN CONSIDERATION OF THE GRANTING OF THIS PERMIT I AGREE TO COMPLY WITH ALL THE REQUIREMENTS OF THE GAS FITTING BY-LAW AND ALL OTHER ACTS, REGULATIONS AND BY-LAWS IN FORCE IN THE CITY OF VANCOUVER AND TO INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER AGAINST ALL CLAIMS, LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY ACCRUE AGAINST THE CITY IN CONSEQUENCE OF AND INCIDENTAL TO THE GRANTING OF THIS PERMIT			PERMIT FEE \$ 178.00		
SIGNATURE OF APPLICANT 					
OFF PERMIT 890927					

CITY OF VANCOUVER CASH REGISTER IMPRESSION CONSTITUTES A PAID RECEIPT. A RETURNED CHECK NULLIFIES THE TRANSACTION.

JS

GAS FITTING PERMIT - REVERSE SIDE

G P

<p>    </p>	<p>   </p>
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[illegible]



DATE ISSUED APRIL 17, 2007		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 510112	
LEGAL DESCRIPTION Lot 5 Blk 30 Plan 178 DL 184 LD NW					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE APR 17, 2007	PURPOSE	PROJECT VALUE \$4,000	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR WESPAC ELECTRICAL CONTRACTOR ACCREDITED REP: ROLAND THIEL 106-BLUE MOUNTAIN STREET COQUITLAM B BC V3K 4G8				CONTACT 2		CONTACT 3	
TEL 522-1322	BUS LICENSE 95276	TEL 521-4811	BUS LICENSE 10583	TEL	BUS LICENSE	CERTIFICATE	

PROJECT DESCRIPTION:

FIRE DAMAGE RESTORATION & REPAIRS, CODE UPGRADES, PANEL CHANGE FROM FUSE TO COMBINATION.

PERMIT CONDITIONS AND NOTES:

001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.

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THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.

003 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.

All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
1000 EXISTING SERVICE				1090 ELECTRICAL - OTHER	SEE DESCRIPTION		

RELATED PERMITS: BU438447 REPR FIRE 2178 TRIUMPH ST
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : EI09 ELECTRICAL INSPECT LORIS BIDESE 604-873-7016

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	WESPAC ELECTRICAL CONTRACTOR
400 ELECTRICAL FEE	251.32			DATE	SEE APPLICATION
				ISSUED BY	C BAWN.
				FOR THE	CITY ELECTRICIAN
INVOICE: 474347		TOTAL		\$251.32	

Date: AUG 19 / 96

Data Resource Centre
Permits & Licenses Department
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Re: 2178 TRIUMPH STREET
(address)

Name: DELA MAR

Address: #118-3751 SHELL ROAD, RICHMOND

Phone No.: 270-7717

I/We hereby declare that I am/we are the authorized agent(s) representing the registered owner(s) of the above-noted property, and wish to view and/or obtain copies of any building permit drawings held in your possession.



Legal/authorized signature
on behalf of the
Registered Owner(s)

WILLIAM & MARY KWOK
(Name of Registered Owner)

Receipt No. 197261

Initials WM

I request the City to make copies on my behalf and I agree to hold harmless and indemnify the City of Vancouver in respect of any claim that may arise therefrom. I intend to use these copies for purposes of private study, research, criticism, review or newspaper summary and I understand that any other use may infringe one or more provisions of the copyright act.

WM

Driver's Licence

3.22(1)

William and Mary Kwok
5327 Heather Street
Vancouver, B.C.
V5Z 3M1

August 15, 1996

City of Vancouver
453 West 12th Avenue
Vancouver, B.C.

ATTENTION: Data Resource Centre

re: 2178 TRIUMPH STREET, VANCOUVER, B.C.

We, the registered owners of the above-noted property, authorize **s.22(1)** of **JOHNSTON, ROSS & CHENG LTD.** to view and obtain copies of plans and other information relating to the property.

Your truly,

William Kwok
William C. Kwok

Mary F. Kwok

Mary Kwok

RC#
197261
SF
Aug 19/96

To Whom it may concern

Re; 2178 Triumph St Vancouver

Dear Sirs

This to authorize Mr. Terry Harding or Mr. F. Yuen to view and copy any plans you have on file on the above reference building. I am the owner of the property.

Yours truly

Peter Kwok

William Kwok

receipt# 195867

DA

driver's licence

8-22/77

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT


IR 320898

Property Address 2178 TRIUMPH		Date of Inspection 96-08-01	
Name and Address of Property Owner/Agent WILLIAM KWOK		Specifics of Property Address	Permit No.
Contractor		Number of Storeys	
Contractors Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	D.U.
Contractors Business License Account No. 49753		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	D.U.
Reason for Inspection REQUEST FOR INFO			

INSPECTION TODAY SHOWED THAT THE FOLLOWING S. & M. INFRACTIONS STILL EXIST:

- FLAT TAR/GRAVEL ROOF SHOWS CRACKS EVERYWHERE. WATER RUNS THROUGH THE CRACKS DAMAGING THE INTERIOR CEILING AND WALLS.
- CARPET IN ALL PUBLIC HALLS IS EXTREMELY WORN, BURNED AND BADLY DAMAGED.

OVER →

Date Report Made 96-08-02	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect. <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
-------------------------------------	--	---	-----------

☐ File
☐ Carbon Copy to
☒ Refer to **LINDA CHAI COPY SENT**

OFFICE USE
 J. ARAYA
 Property Use Insp. - Dist. No. **08**

☐ Referred by Inspector in _____ days
☐ _____ attention in _____ days
 If no _____

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORTIR No. 320898 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>WILLIAM KWOK</u>	

- ALTHOUGH RECENTLY PAINTED, WALLS IN ALL PUBLIC HALLS ARE STARTING TO SHOW STAINS DUE TO WATER LEAK.
- SKYLIGHT IN 4TH FLOOR (BY SUITE #406) IS STILL BROKEN AND NOW COVERED WITH A PIECE OF PLASTIC.
- CEILING BY SUITE #213 IS BADLY STAINED AND BREAKING DUE TO WATER DAMAGE.

REC.: REFER TO L. CAMLEY FOR INFO

COPY SENT

Date Report Made 06-08-02J. ARAYA
Property Use Insp. - Dist. No. 00

Inspector's Name

Signature



311 Contact Centre

Private Property Use Complaints - Case ref: 101000134761**Description: Use this case to report private property lot and building complaints.**

1. What is the nature of the concern?	Rental Unit - Maintenance
2. If Other selected or there are Multiple Issues, provide details:	
3. If Business Licence selected, provide Business Name:	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site):	
5. If Pesticides selected, who applied it:	<input type="radio"/> Owner <input type="radio"/> Professional Company
5a. Provide pesticide used and when applied:	
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted):	
7. If a Rental Unit issue selected, has the landlord been advised of the issue?	Yes
8. If Yes selected, what was the outcome?	Called landlord and landlord has not done a thing about it.
9. If Signs selected, provide sign wording or identifying details:	
10. Caller's Daytime Phone Number:	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?)	No

* Indicates a required field.

Common Case Details

Preferred Contact Method:	None
Phone:	s.22(1)
Email:	
Incident Date :	
Incident Time :	

Additional Details :

Citizen says his landlord refuses to turn on the heat in his rental units. The problem is for the whole building everyone is complaining according to the citizen. Citizen says there is lots of seniors in the building and they are all freezing. He says the landlord keeps saying he will turn on the boiler but still nothing has been.

Case 101000134761 Details

Private Property Use Complaints	
CaseID : 101000134761	
Rep Name :	Brad(Radu) Pop
Date Created : 11/22/2010	
Time Created : 09:37	

Contact Information

Contact Name / Organization:	s.22(1)
Caller Type	Oth

Alternate Contact:	
Street Number and Name:	2178 Triumph St Unit s.22(1)
Street Address 2:	

City:	
Province:	BC
Postal Code:	
Email:	
Phone Number on File:	s.22(1)
Alternate Phone Number:	

Contact Comments:	
--------------------------	--

Incident Location Information

Location Name :	
------------------------	--

Street Number :	2178
Street Name :	TRIUMPH ST
Street Address 2 :	
City :	Vancouver
Province :	BC
Postal Code :	V5L 1K9
Location Comments:	

[Back to Form](#)

Kolbinson, Rita

From: Jung, Sy
Sent: Monday, November 22, 2010 12:03 PM
To: Mueske, Darren; DOMINO (CITYVAN)
Subject: 2178 Dundas - EN066246

Attachments: CSG_CBE_PropUse_Complaints.htm



CSG_CBE_PropU
_Complaints.htm

Verbal order issued to Sahota's by phone @ 12:00pm
Mon Nov 22, 2010.



Bu438447

CITY OF VANCOUVER

COMMUNITY SERVICES
Development Services
Enquiry Centre

FLO. REVISION

marked 5, 2007. m

DEVELOPMENT AND/OR BUILDING
APPLICATION FORMTo help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter.

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: 2178 Triumph St Specifics: fire damage
from 2nd floor to 4th floor S.22(1)

Floor Level: Suite No:

Legal Description:

Lot(s) 4-6 Block(s) 30 District Lot(s) 184 Plan Number(s) 178

Are you aware of the presence of any contaminated soils on the subject property?

☐ Yes ☐ NoAre you aware of the existence of any contaminated soils studies, reports, soil agreements,
or Ministry of Environment orders or letters with respect to the subject property?☐ Yes ☐ No

This area must be completed by the person signing the application form

Your Name: Jean LabelleMailing Address: #24 13260 78th, SurreyCity: Surrey (for number Sole Jx 605)Postal Code: V3W 0H6Phone Number: (604) 5901440 Jim PaxtonCompany Name: Edensale RestorationBusiness License Account Number: 367279

You are the:

- 01 ☐ Property Owner
 02 ☒ Contractor Edensale
 03 ☐ Certified Professional
 04 ☐ Design Professional
 05 ☐ Tenant
 06 ☐ Agent for Owner
 07 ☐ Agent for Tenant
 08 ☐ Consultant
 09 ☐ Non-profit Association
 10 ☐ Civic Department
 98 ☐ Other

Note: Contractors/design professionals/consultants MUST have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.Complete the following for ALL applications

Property Owner's Name <u>S.22(1)</u>	
Address: <u>2178 triumph street</u>	City: <u>Vancouver</u>
Postal Code: <u>BC V5L 1K9</u>	Phone Number:
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: <u>Edensale (Jim Paxton)</u>	
Address: <u>#24 13260 78th, Surrey</u>	City:
Postal Code: <u>V3W 0H6</u>	Phone Number:
Business License Account Number:	
Tenant's Name:	
Address:	City:
Postal Code:	Phone Number:
Job Contact: <u>Chuck (anetaka)</u>	
Address: <u>2178 triumph street</u>	City: <u>Vancouver</u>
Postal Code: <u>BC V5L 1K9</u>	Phone Number: <u>604-2551856</u>

<p>This application is to: (Check applicable box)</p> <p>001 <input type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input type="checkbox"/> Interior/exterior alterations and change of use</p> <p>008 <input type="checkbox"/> Enclose an area of an existing building (balcony enclosures)</p> <p>011 <input type="checkbox"/> Project/Site Permit</p> <p>014 <input type="checkbox"/> Change of use</p> <p>015 <input type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Commercial Fire damaged building <input type="checkbox"/> Non-rental one-family dwelling <input type="checkbox"/> Heritage building <input type="checkbox"/> Residential rental building </p> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input checked="" type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? <u>Multiple Dwelling</u></p> <p>What is the proposed use? <u>Multiple Dwelling</u></p> <p>How many storeys? <u>3 floors</u></p> <p>How many levels of underground parking? _____</p> <p>How many <u>new</u> rooftop units? _____</p> <p>(Complete carefully. Your application will be based on your written description.)</p> <p>Describe work to be done:</p> <p><u>Repair - 2 fire damage</u></p> <p><u>apartment Building suite</u></p> <p><u>* smoke damage apartment suite</u></p> <p><u>* here scope off work</u></p>
---	--

<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p><u>\$ - 85,000 incl GST</u></p> <p>Will any of the following be altered/repaired/installed?</p> <p><input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Drain Tile</p> <p><input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire Alarm</p> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number SP _____</p>	<p>Office Use Only</p> <p>BU _____</p> <p>DE _____</p>												
<p>Complete the following for all residential buildings</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center; width: 10%;">Existing</th> <th style="text-align: center; width: 10%;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p>BU <u>469770</u></p> <p>DE _____</p>
	Existing	Proposed											
Total number of dwelling units:	_____	_____											
Total number of housekeeping units:	_____	_____											
Total number of sleeping units:	_____	_____											
<p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>	<p>Office Use Only</p> <p>BU _____</p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>EUF _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL <u>\$ 606.25</u></p>												

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 5 DAY OF May 20 07

SIGNATURE OF APPLICANT Jean Lalle



Tenant Heat or Hot Water Complaint - No Heat - 101000502196

Case Created: 10/25/2013 12:42:00 PM

Address of Premises Involved:

Address: 2178 TRIUMPH ST

Complainant:

Contact: s.22(1)

Address: ,

Phone number: s.22(1)

Preferred contact: None

Request Details:

1. What is the nature of the concern? *	No Heat
2. Has the landlord been advised of the issue? *	Yes
2a. Provide details: *	Landlord is aware there is no heat for this building. This is an ongoing situation for the building
3. How long has the problem existed? *	1 month
4. Caller's daytime phone number: *	s.22(1)
5. (Don't ask just record - Did caller indicate they want a call back?)	Yes

Additional Details:

EN 091478

FYA to: Alvin Martin 87511

FYI to:

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 348282

Property Address 2178 TRIUMPH		Date of Inspection 98-06-29	
Name and Address of Property Owner/Agent 537070 BC LTD.		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Contractors Business License Account No. 98 169371	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection RECHECK S.O.M. LETTER DATED 98-05-27			


INSPECTION TODAY SHOWED THAT THE VIOLATIONS LISTED IN OUR LETTER HAVE BEEN RECTIFIED.

NO FURTHER ACTION REQUIRED.

REC.: FILE FOR INFO

J. ARAYA
Property Use Insp. - Dist. No. 00

Date Report Made 98-06-30	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUL <input type="checkbox"/> OTHER	Inspector's Name	Signature
------------------------------	---	--	------------------	-----------

- ☒ File 
- ☐ Carbon Copy to _____
- ☐ Refer to _____
- ☐ _____
- ☐ _____
- ☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
- ☐ _____ attention in _____ days
- if no _____



Katigbak, Veronica

From: Neufeld, Ed
Sent: Thursday, June 19, 2008 5:13 PM
To: DOMINO (CITYVAN); O'Halloran, David; Mueske, Darren
Cc: Dyck, Ron
Subject: 2178 Triumph

Paul Sahota came to see me re the above building to give me the engineer's report. I have agreed to the following timeline with him to get his permit and to have the work completed. The engineer states in his report that he needs more soffit material removed so he can do a complete report. I have given Paul permission to remove all the soffit material from underneath all the decks prior to having the bu issued and that the engineer will have his B1/B2 letters and plans and make his building permit application by 08/07/15. I also explained to him that when the building permit is issued it will have a time limit on it so that the work will be required to be completed by a certain date. I will work out the details on how much time to allow for the work to be completed with the contractor, David O'Halloran and Darren Mueske

CITY OF VANCOUVER

PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DEPUTY DIRECTOR &
CITY BUILDING INSPECTOR
R.L. Maki, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Telchroeb

REGISTERED

PLEASE REFER TO:

Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 334211

1997 October 14

537070 BC Ltd.
800 - 1285 West Broadway
Vancouver, BC
V6H 3X8

Dear Sirs:

Re: 2178 Triumph Street

On October 1, 1997, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

Unit No. 5.22(1)

Bathroom

1. The tiles around the bathtub are loose and stained - to be repaired and cleaned.
2. The bathroom floor is damaged - to be replaced.
3. The bathroom door is damaged - to be repaired or replaced.
4. The window in the dining room leaks and the window frame is damaged - replace window and frame.
5. There are tiles missing from the kitchen counter - to be provided.
6. The carpet is damaged (entire suite) - to be replaced.

Unit No. 5.22(1)

7. There is no caulking around the bathtub - to be provided.

Unit No. 5.22(1)

8. The weather stripping is missing from the living room window - replace stripping and ensure to be weather tight.
9. The bathtub enclosure is stained and damaged - to be repaired.

stripping and Diary	
No	Yes <input checked="" type="checkbox"/>
To:	DPW
Date:	Nov. 14
Ini:	.../2 LC

.../2

Unit No. 5.22(11)

10. The bathroom ceiling is water stained and damaged - to be repaired and repainted.
11. The bathroom enclosure is stained and damaged - to be repaired.
12. The kitchen sink fixtures are loose - to be repaired.

Unit No. 5.22(1)

13. The entrance hall ceiling is water damaged - to be repaired and painted.
14. The caulking around the bathtub is missing - to be provided.

Unit No. 5.22(1)

15. The kitchen sink fixtures are loose - to be repaired.
16. The toilet bowl and tank are loose - to be repaired.
17. The bathtub enclosure is stained and damaged - to be repaired.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS ORDER.**

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,



D.H. Jackson, PEng
ACTING CITY BUILDING
INSPECTOR

JA/LC/tg2

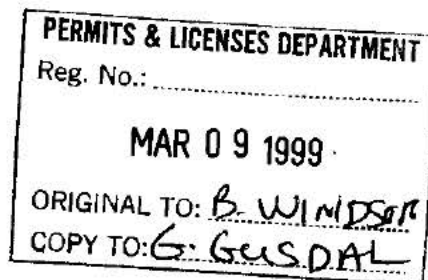
cc: 537070 BC Ltd.
6626 Angus Drive
Vancouver, BC
V6P 5H9

City of Vancouver



Inter-Office Correspondence

LAW DEPARTMENT



MEMO TO: Paul Teichroeb
Chief License Inspector
License and Property Use Division

CC: Barb Windsor
Deputy Chief License Inspector
License and Property Use Division

Guy Gusdal
Liquor and Problem Premises
Property Use Inspection

PC 1380 Steve Callender
VPD

FROM: Catherine Kinahan

DATE: March 9, 1999

SUBJECT: Prang Holdings Ltd.
555-575 East 5th Avenue
and Miscellaneous Other Properties Owned by
Various Members and/or Corporate Entities Controlled
by the Sahota Family
File No. 98-1142

I have now had an opportunity to review the two binders of reports that you gave me on these various properties, together with the Vancouver Police Department CAD printouts. Before I start my comments, I would like to make two observations:

- (a) The information I was given was not in chronological order, nor was it in any kind of order. I spent a lot of time organizing this information. I do not think that that is a useful exercise for me to be involved in and I would

ask that, in the future, this type of documentation be organized by clerical staff before it is sent to Law.

(b)

Not Responsive to Request

As I indicated, I have now reviewed all of the material provided to me. I will go through each address individually. However, I do see an overall theme to the Sahota businesses. The Sahotas seem to comply with orders and respond to pressure. I am going to leave two addresses, Not Responsive to Request to the end of this memo, as they seem to have the most significant problems. The other addresses are as follows:

1. 2178 Triumph Street - Villa Marco Polo

The documentation provided to me indicated that there were standards of maintenance problems at this address when the Sahotas purchased it. Those matters were rectified. There were sufficient concerns to meet with the Sahotas in regards to this building on February 11, 1998, and a number of matters were going to be dealt with as a result of that meeting. There is no further documentation on the file, apart from some memos from the Property Use Inspector indicating those standard of maintenance matters have been dealt with. Although the memo to file dated March 13, 1998, indicates significant concerns, the documentation I have been provided with does not. I have not been provided with sufficient evidence at this point to conclude that this would be an appropriate matter to take to a show cause hearing. It may be that there are more reports or that more follow-up has been done on this address. If so, I would be interested to review it.

Not Responsive to Request

Not Responsive to Request



Not Responsive to Request



Not Responsive to Request



Not Responsive to Request



Not Responsive to Request





1/3.

IR No 378079

Property Address 2178 TRIUMPH		Date of Inspection MARCH 14/06	
Name and Address of Property Owner/Agent 537070 BCLtd.		Specifics of Property Address	Permit No.
Contractor		Number of Storeys	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> MULTIP DWG
Contractor's Business Address	Contractor's ISSUED Business Licence Account No. 06-113133	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection COORDINATED INSPECTION - SM -			

MET ON SITE WITH BLDG INSPECTION, JEFF DYCK & LESLEY WYATT OF THE MINISTRY OF EMPLOYMENT & INCOME ASSISTANCE.

INSPECTION SHOWED THE FOLLOWING:

UT YARDS WERE GENERALLY CLEAN & FREE OF REFUSE + DEBRIS. GARBAGE CONTAINER IN REAR YARD WAS VISIBLY EMPTY.

NO UT VIOLATION -

SM A RECHECK OF SUITE S.22(1) SHOWED THAT THE CONCRETE BLOCK RETAINING WALL AROUND THE PATIO HAD BEEN REPAIRED AND THE UNDERSIDE OF SUITE S.22(1) BALCONY WAS PARTIALLY REPAIRED SHOWING SOME NEW

... 2

Date Report Made MAR 15/06	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp. = Dist. Not Inspector's Name Signature
--------------------------------------	---	--

For Office Use Only <input type="checkbox"/> File <input type="checkbox"/> Copy to <input checked="" type="checkbox"/> Refer to ROXANNE HENRY for <input type="checkbox"/> Sy m rm <input type="checkbox"/> <input type="checkbox"/> E	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> _____ attention in _____ days If no _____ DM
---	---



IR NO. 378079 cont'd

Property Address	<u>2178 TRIUMPH.</u>	Specifics of Property Address
Name and Address of Property Owner/Agent	<u>537070 BC Ltd.</u>	

WOOD LATHE + STUCCO.

- PVI TO RECTTECH PROGRESS IN 7 DAYS ON LEIS.

SM (NEW)

COMMON AREAS - A FRIDGE + STOVE WERE FOUND IN THE 4TH FLOOR HALLWAY OUTSIDE SUITE # 407 - REMOVE -

THE SKYLIGHT, ABOVE THE EAST STAIRWELL ON THE 4TH FLOOR WAS LEAKING - REPAIR -

A DOOR WAS LEFT IN THE 3RD FLOOR HALLWAY OUTSIDE SUITE # 303 - REMOVE -

SUITE s.22(1) - SMOKE DETECTOR HAS BEEN DISCONNECTED + LEFT DANGLING BY A SINGLE WIRE - RECONNECT -

- HALL CARPETING AT THE ENTRANCE TO SUITE # 408 IS WORN + THREAD BARE. - REPLACE -

... 3

Date Report Made
<u>MARCH 15/06.</u>

B. KELLAND Property Use Insp. - Disc. No.
Inspector's Name
Signature

All supervisory notations to be made on first page only.



IR NO. 378079. cont'd

Property Address <u>2178 TRIUMPH</u>	Specifics of Property Address
Name and Address of Property Owner/Agent <u>537070 BCLtd.</u>	

SUITE s.22(1) - SMOKE DETECTOR IS MISSING.
- REPLACE -
- BATHROOM FAN IS MISSING.
- REPLACE -
- BEDROOM DOOR HAS A 6" Ø HOLE IN IT - REPAIR/REPLACE -
- THERE ARE TWO HOLES IN THE WALL BEHIND THE ENTRANCE DOOR TO THE SUITE. ONE HOLE MEASURES APPROX 6" Ø AND THE OTHER APPROX 12" Ø.
- REPAIR -

SUITE s.22(1) - UNDER REPAIR -

SUITE s.22(1) - THE BEDROOM WALL HAS MOLD COVERING APPROX 2' Ø.
- REMOVE GYPSUM + REPLACE + PAINT.
- THE BATHROOM WALLS + CEILING ARE SOILED + STAINED. - PAINT -

Rel: 14 DAY SM ORDER TO RECTIFY THE ABOVE SM VIOLATIONS.

Date Report Made

MARCH 15/06.

S. KELLAND

Property Use Insp. = Dist. Insp.

Inspector's Name

Signature

All supervisory notations to be made on first page only.



LONDON MAH &
ASSOCIATES LTD.

CONSULTING STRUCTURAL ENGINEERS

#103-1847 W. BROADWAY, VANCOUVER, B.C. V6J 1Y6

FAX 604-739-1468

PHONE 604-739-8544

Bu442661

July 20, 2009

Our Ref: MSC-1721

City of Vancouver,
Community Services Group,
Licences and Inspections,
453 West 12th Ave,
Vancouver, BC.
V5Y 1V4

Attention: Mr. W. M. Johnston, P.Eng.
Chief Building Official

Dear Sir:

**Re: 2178 Triumph Street, Vancouver, BC
Remedial Measures to Balconies**

COMMUNITY SERVICES	
Reg. No.	R
JUL 23 2009	
ORIGINAL TO: Will Johnston	
COPY TO:	

Following our report to you of August 1, 2008, we have undertaken field reviews between November 4, 2008 and May 21, 2009 for the remedial structural work on the balconies and the replacement of all guard rails which now conform to the requirements of the 2007 Vancouver Building By-law. Ventilated balcony soffits have yet to be installed but these are not of a structural nature.

We are satisfied with all the structural work which has been performed.

Yours truly,

LONDON MAH & ASSOCIATES LTD.

Tam A. London, M.Sc., P.Eng.



cc 537070 B.C. Ltd.



Co-ordinated Inspection Report (Building)

Page 1 of 2

IR Number CB 10351

Date of Inspection (yy/mm/dd) 2006 Mar 14

Property Address 2178 Triumph St

Specifics of Property Address Suites, s.22(1)
s.22(1)

Tenant

Number of Storeys 5

Owner

Permit Number

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land

Reason for Inspection

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Enforcement | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care | <input type="checkbox"/> Strata Titling | <input type="checkbox"/> Other |

Inspection Carried Out With:

Building

Fire

Plbg/Gas

Police

Electrical

Health

Environmental Protection

Prop. Use Syd Kelland

Narrative/Observations

Site inspection revealed that this building is 4 storeys and a basement, faces one street and has no sprinklers. The fire alarm system is presently not working at all. the building manager has been instructed by the fire department to perform a fire watch. Access was only granted to 3 suites.

s.22(1) the exterior deck rail is rotten, the smoke alarm have been disconnected.
the smoke alarms have been disconnected.

Requirements

Repair and re-verify the fire alarm system.
Repair the missing smoke alarms per 3.2.4.21.
Repair rotten guardrails

Recommendations

Advise owner of the above requirements.
CC Barb Windsor

IR Number CB 10351

Date of Inspection (yy/mm/dd) 2006 Mar 14

Photos Taken? ☐ Yes ☒ No Notice Posted? ☐ Yes ☒ No Type of Notice?

Date Report Made (yy/mm/dd) March 15, 2006

Jeff Dyck
Inspector

For Supervisor Use Only

☒ File _____☐ Copy to _____☒ Refer to barb windsor☐ Recheck by Inspector in _____ days

_____ attention in _____ days

if no _____

ed neufeld

Supervisor

C:\Documents and Settings\plrkk\Local Settings\Temporary Internet Files\OLK5CD\CB10351.wpd



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Inspections Division

PLEASE REFER TO:
Rishena McCarthy
Inspection Support Services
rishena_mccarthy@vancouver.ca
at 604.873.7601

July 18, 2006

Greywolf Electrical Contracting
2211 Wall Street #405
Vancouver, BC
V5L 1H8

RE: EL481295
2178 Triumph Street

As holder of the above-noted Electrical Permit, you have failed to comply with our letter dated June 21, 2006 to provide a completed Contractors declaration form within 14 days. Therefore, effective immediately you are refused to obtain a permit in the City of Vancouver in accordance with Section 5.2(d) of the City of Vancouver Electrical By-law.

Reinstatement of permit privileges is subject to your compliance with our letter dated July 18, 2006.

Yours truly,

A. Z. Tsisserev, P. Eng.
Chief Electrical Inspector and City Electrician

AZT/rm

cc: Loris Bidese
District Electrical Inspector

871-6408

CITY OF VANCOUVER

APPLICATION FOR ELECTRICAL PERMIT



PERMITS AND LICENSES

Additional Information Required for Facsimile Applications

PIN Number 106 BM

Credit Card Number _____

Check one: ☒ Visa ☐ MasterCard ☐

Expiry Date _____ Amount \$ _____

Signature [Signature]

(Authorized Signatory of Contractor)

DATE 07.04.16
YY MM DDPERMIT # EL 510112

APPLICANT <u>WESPAC ELECTRICAL CONTRACTORS LTD.</u> CONTRACTOR/OWNER		BLOG/SIGN PERMIT # <u>B4438447</u>
MAILING ADDRESS <u>106 BLUE MOUNTAIN STREET</u>		INSTALLATION ADDRESS <u>2178 Triumph St.</u>
CITY <u>COQUITLAM</u>	POSTAL CODE <u>V3K 4G8</u>	SPECIFICS <u>S.22(1)</u>
TELEPHONE <u>604-522-1322</u>	FAX <u>604-521-4811</u>	OWNER/TENANT <u>D24</u>
CITY OF VANCOUVER BUSINESS ACCOUNT # <u>95276</u>		SITE CONTACT _____
DECLARATION: I declare that I or a member of my Company will be doing the electrical work applied for on this application form. If I am the owner/occupier of the premises, I declare that I will personally be doing such electrical work or the qualified person whose name and qualification particulars follow will assist me without remuneration. <u>Wan Ho Young</u>		TELEPHONE: _____ FAX: _____
Full Name <u>38385 B.F.S.R.</u>		INSTALLATION DETAIL
Trade Qualification Detail		<input checked="" type="checkbox"/> 1000 Existing Service
As owner or owners' agent, I have verified that the information contained within this document and associated documents and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owners' employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.		<input type="checkbox"/> 1001 New Service
I have confirmed the supply service electrical characteristics and the pole location with BC Hydro. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<input type="checkbox"/> 1002 Relocate Service
Owner/Contractor <u>[Signature]</u>		<input type="checkbox"/> 1003 Increase Service
Signature _____		VOLTS _____ AMPS _____ WIRE _____
Permit authorized by _____ for City Electrician		SIZE & MATERIAL OF SERVICE CONDUCTOR: _____
CONTRACTOR CERTIFICATION		SIZE OF GROUNDING CONDUCTOR: _____
EC <u>10583</u> Contr. Reg. #	EXPIRES <u>07 11 30</u> MM DD	IF APPLICABLE: TRANSFORMER KVA _____
AR <u>0451</u> AR's Reg. #	AR's Class Code <u>A</u>	AVAILABLE FAULT CURRENT _____ kA
Signature of authorized signing officer <u>Roland Thier</u>		SERVICE BOX INTERRUPTING CAPACITY _____ kA
Please Print Name		<input type="checkbox"/> 1004 Main Distribution/Electrical Room
DESCRIPTION OF ELECTRICAL INSTALLATION		<input type="checkbox"/> 1008 Grounding/Bonding
<u>Fire damage - restoration</u>		<input type="checkbox"/> 1010 Branch/Appliance Circuits
<u>repairs</u>		<input type="checkbox"/> 1012 Transformer/Capacitor/Welder
<u>- cable upgrades</u>		<input type="checkbox"/> 1014 Motors/Machinery
<u>- panel change from fuse to combination</u>		<input type="checkbox"/> 1016 Fixtures/Fittings
		<input type="checkbox"/> 1018 Deck/Underground
		<input type="checkbox"/> 1020 Pool/Spa/Hot Tub
		<input type="checkbox"/> 1022 Heating Ccts. Please specify
		<input type="checkbox"/> 1028 Air Conditioning Units
		<input type="checkbox"/> 1052 Sprinkler Heat Tracing
		<input type="checkbox"/> 1060 Fire Alarm System
		<input type="checkbox"/> 1061 Electromagnetic Locks on Exit Doors
		<input type="checkbox"/> 1062 Emergency Lighting
		<input type="checkbox"/> 1066 Emergency Generator/Transfer Switch
		<input type="checkbox"/> 1068 Fire Pump/Transfer Switch
		<input type="checkbox"/> 1080 Temporary Power
		<input type="checkbox"/> 1082 Sign Power Supply
		<input type="checkbox"/> 1088 Class 2 Circuits (extra-low voltage: intercom, security-wireless)
		<input type="checkbox"/> 1087 Complete security alarm system
		<input type="checkbox"/> 1088 Movie Set
		<input type="checkbox"/> 1090 Other _____
		Please specify _____
		<input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION
		<input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION
		TYPE OF CONST: <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE
		OCCUPANCY: <u>residential</u>
		SFD, Multi-family, Industrial, Commercial, (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify _____
		<input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE
		PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
TOTAL VALUE OF INSTALLATION \$ <u>4,000.00</u> (INCLUDING COST OF MATERIAL & LABOUR)		PERMIT FEE \$ <u>251.32</u>

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 334245

Property Address 2178 TRIUMPH		Date of Inspection 97-11-18	
Name and Address of Property Owner/Agent 537070 BC LTD		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Business License Account No. 49753	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection RECHECK - S.O.M. ORDER DATED OCT 14TH, 97			

INSPECTION TODAY SHOWED THAT ALL THE ITEMS LISTED IN OUR CITY ORDER HAVE BEEN RECTIFIED.

NO FURTHER ACTION REQUIRED.

REC.: FILE FOR INFO

J. ARAYA
Property Use Insp. - Dist. No. **08**

Date Report Made 97-11-18	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name [Signature]	Signature [Signature]
-------------------------------------	---	--	--	---------------------------------

- ☒ File **AA**
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

AA

PERMITS & LICENSES DEPARTMENT
City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100

CITY OF VANCOUVER



DIRECTOR:
J.A. Perri

DEPUTY DIRECTOR:
R.L. Maki, PEng
Permits & Inspection Division

REGISTERED

PLEASE REFER TO:
Mr. J. Curran
Supervisor,
Property Use Branch
at 873-7563
I.R. Nos. 296080
and 296081

1995 March 03

P4108

William C. and Mary F. Kwok
5329 Heather Street
Vancouver, BC
V5Z 3M1

* Combined both I.R.'s.
into 30 day order per. D.F.

Dear Sir and Madam:

Re: 2178 Triumph Street

Further to our letter of January 16, 1995, our Inspection Services report that the following deficiencies still exist:

Unit 522(1)

1. Drywall around the sliding door contains mold and is damaged by the moisture - drywall to be removed and replaced.
2. Wood sill is badly damaged by moisture - to be replaced.
3. Carpet is stained, worn and badly damaged - carpet and underlay to be replaced.
4. Intercom does not work - to be repaired.
5. Stove does not work - to be replaced.
6. Bedroom ceiling is badly damaged due to a water leak - to be repaired.
7. Bathroom fan is not working properly - to be replaced.

Our Inspection Services further report the following deficiencies:

1. Water is running through cracks in the roof and causing damage to the ceiling on the fourth storey and the side walls on the second, third and fourth storeys - to be repaired.
2. The carpet in all public halls is extremely dirty, worn, burnt and badly damaged - to be replaced.
3. Walls in all public halls are stained, have holes and there is graffiti everywhere - to be repaired and painted.

①

April 03/95

.../2

HD.

.../2

4. Skylight in the fourth storey is broken - to be replaced.
5. Fire doors do not close properly on all four levels - to be repaired.
6. Second and third storey light fixtures are broken - to be replaced.
7. Second and third storeys are missing some light bulbs in the public halls - to be provided.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS ORDER.**

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,



R.L. Maki, PEng
CITY BUILDING INSPECTOR

JA\HD\hrd3

City of Vancouver



Inter-Office Correspondence

PROSECUTION

PERMITS & LICENSES DEPARTMENT

DATE: Feb. 22/96

MEMO TO: DATA RESOURCE CENTRE

FROM: BARBARA WINDSOR

SUBJECT: 2178 Triumph

PLEASE SIGN OUT ABOVE FILE TO PROSECUTION.

CHARGES BEING LAID RE: S & M - IR 312970

THANKS,

Barbara Windsor
BARBARA WINDSOR

BW:fs360

Done
Feb. 26/96
MAA

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

IR 375971

Property Address 2178 TRIUMPH		Date of Inspection JAN 27/05	
Name and Address of Property Owner/Agent 537070 BC Ltd.		Number of Storeys	Permit No.
Contractor GURDYAL SINGH SAHOTA.		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> MULTIP DWG.	
Contractors Business Address	Contractors Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection SM JOINT INSPECTION			

MET ON SITE WITH VPD CONST. MIKE LINDE, MINISTRY OF HUMAN RESOURCES VERIFICATION OFFICER 'LESLIE' AND THE NEW BLDG MANAGER MR SEBASTIEN LAUZON.

NOTE THAT THE NEW MGR MR. LAUZON HAS, IN THE PAST MONTH, HAS INITIATED SEVERAL NECESSARY REPAIRS TO THE COMMON AREAS OF THE BLDG AND HAS MANAGED TO CLEAR THE BLDG OF UNDESIRABLE TENANTS, MOSTLY.

THE FOLLOWING SM VIOLATIONS NEED TO BE RECTIFIED:

EXTENSION

- ROAN YARD CHAIN LINK FENCE NEXT TO

Date Report Made JAN 31/05	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> FUL <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp - Distr Not Inspector's Name Signature
--------------------------------------	---	---

- ☐ File
☒ Carbon Copy to **Manager**
☒ Refer to **Roxanne Henry**
- 30 day sim letter to R/O

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

E

H

H

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 375271 cont'd

Property Address	<u>2178 TRUMPH.</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 BC LTD</u>	

THE LANE IS BENT, TWISTED + BROKEN
IN SEVERAL PLACES - REPAIR/REPLACE/REMOVE.

- (UT) • REAR YARD SURROUNDING THE
GARBAGE CONTAINER IS BADLY LITTERED
WITH HOUSEHOLD REFUSE + DEBRIS - CLEAN.

INTERIOR - (COMMON AREAS.)

- REAR EXIT DOOR LOCKS ARE EASILY
DEFEATED WITH A SIMPLE TWIST FROM
THE INSIDE OF THE BLDG TO UNLOCK
LEAVING THE BLDG UNSECURED - REPLACE
- WEST REAR EXIT DOOR CLOSER DOES
NOT OPERATE PROPERLY - REPAIR/REPLACE
- LAUNDRY ROOM WALLS ARE MOLDY
+ THE ROOM SMELLS OF MILDEW - ✓
- ** REMOVE WALLS DAMAGED BY MOLD +
MILDEW AND CALL FOR AN INSPECTION
PRIOR TO REPLACING + REPAINTING.
- CEILING TILES IN THE 2ND FLOOR
HALLWAY ARE WARPED + WATER STAINED -
✓ - REPLACE -

... 3

Date
Report Made JAN 31/05

S. KELLAND
Property Use Insp. - Dist No:

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 375971 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>537070 OC Ltd.</u>	

INTERIOR - (COMMON AREAS CONT'D)

- HALLWAYS + STAIRWELLS THROUGHOUT THE BLDG ARE SOILED + STAIN AT SEVERAL LOCATIONS - PAINT WHERE REQUIRED.

INTERIOR (SUITES)

s.22(1)

- LIVING ROOM HEATER COVER IS MISSING - REPLACE/REPAIR.

- LIGHT FIXTURES ARE NOT SECURED TO THE CEILING - REATTACH

- CEILING IS SOILED + STAINED - REPAINT

s.22(1)

- DOOR CLOSER IS BROKEN - REPLACE

- SMOKE DETECTOR IS MISSING - REPLACE

s.22(1)

- WALLS + CEILINGS ARE SOILED + STAINED - PAINT

- DOOR IS DAMAGED AROUND LOCK - REPAIR

s.22(1)

- WALLS AND CEILING ARE SOILED - PAINT

- TOILET IS LOOSE - REPAIR

- KITCHEN COUNTERTOP IS BROKEN - REPLACE

- BATHROOM FAN COVER IS MISSING - REPLACE

- HOLE IN KITCHEN WALL - REPAIR + PAINT

... 4

S. KELLAND

Property Use Insp. - Dist. No.

Date Report Made JAN 31/05

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 375971 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>537070 BC Ltd</u>	

s.22(1)

(CONTINUED)

s.22(1)

- KITCHEN CUPBOARDS ARE MISSING - REPLACE
- CLOSET DOORS ARE OFF TRACK - REPAIR
- HOT TAPS LEAK - REPAIR

s.22(1)

- KITCHEN COUNTERTOP IS BROKEN - REPLACE
- KITCHEN LIGHT FIXTURE IS UNSECURE - REPAIR
- WINDOW BLINDS ARE BADLY STAINED WITH NICOTINE - REPLACE OR CLEAN
- WALLS + CEILINGS ARE SOILED + STAINED - PAINT
- ROOM IS FULL OF GARBAGE - CLEAN
- DOOR KNOB IS LOOSE - REPAIR

s.22(1)

- CLOSET DOOR IS BROKEN - REPAIR
- SMOKE DETECTOR IS MISSING - REPLACE
- BATHROOM FAN COVER IS MISSING - REPLACE
- BEDROOM SWITCH COVER PLATE IS BROKEN - REPLACE
- BEDROOM CLOSET DOORS ARE BROKEN - REPAIR
- 1/2 CLOSET DOOR IS BROKEN - REPAIR
- BEDROOM WINDOW IS BROKEN - REPLACE
- PATIO DOOR DOES NOT WORK - REPAIR

s.22(1)

- CLOSET DOORS IN HALL ARE BROKEN - REPAIR
- LIVING ROOM WINDOW IS BROKEN - REPAIR

Date Report Made JAN 31/05

... 5

S. HELLAND
Property Use Insp. - Dist. No.

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 375971 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>537070 BC LTD</u>	

s.22(1)

- CONTINUED

s.22(1)

- DOOR INTERCOM DOES NOT WORK - REPAIR
- BATHROOM CEILING IS MOLDY - REPAINT
- BATHTUB CAULKING IS MOLDY - RECAULK
- BEDROOM SWITCH PLATE IS BROKEN - REPLACE
- WALLS + CEILINGS ARE SOILED + STAINED - PAINT
- SMOKE DETECTOR IS MISSING - REPLACE.

DEC: 30 DAY PM LETTER TO RECTIFY o/s.

CC LETTER TO RESIDENT MGR
MR. SEBASTIEN LAUZON

s.22(1)

Date Report Made JAN 31/05.

S. KELLAND
Property Use Insp. - Dist. Neg

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.



IR № 377688

Property Address		Date of Inspection	
2178 TRIUMPH.		May 10/06.	
Name and Address of Property Owner/Agent		Specifics of Property Address	Permit No.
537070 BC Ltd.		Number of Storeys	
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	MULTIP Dwg
Contractor's Business Address	Contractor's Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	Same
Reason for Inspection		REFERRAL / COMPLAINT (UT)	

INSPECTION SHOWED THAT THE OVERFLOWING DUMPTER HAS BEEN EMPTIED AND THE SURROUNDING AREA CLEANED OF REFUSE + DEBRIS.

SITUATION CORRECT. (UT)

REC: FUE.

Date Report Made	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp. - Dist. No.
May 10/06.			Inspector's Name
For Office Use Only		Signature	
<input checked="" type="checkbox"/> File		Recheck by inspector in _____ days	
<input type="checkbox"/> Copy to		<input type="checkbox"/> _____ attention in _____ days	
<input type="checkbox"/> Refer to		if no _____	
<input type="checkbox"/>		L	
<input type="checkbox"/>			
<input type="checkbox"/>			

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

IR 375966

Property Address 2178 TRIUMPH.		Date of Inspection JAN 25/05	
Name and Address of Property Owner/Agent 537070 BC Ltd		Number of Storeys	Permit No.
Contractor SAHOTA		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> MULTIP Dwg.	
Contractors Business Address	Contractors Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection DELIVER NOTICE. - SM -			

HAND DELIVERED OUR JAN 25/05 NOTICE TO THE NEW BLDG MGR, MR. SEBASTIEN LAZON AT 3:30 PM TODAY.

MR. LAZON DESC: s.22(1)


s.22(1)

s.22(1)

I ADVISED MR LAZON OF THE PENDING SM INSPECTION SCHEDULED FOR THIS THURSDAY JAN 27/05 AT 11:00AM. THE INSPECTION TEAM WILL LIKELY CONSIST OF FIRE, POLICE + CITY INSPECTIONS, AND THAT HE SHOULD ADVISE ALL TENANTS WITH 24 HR NOTICE.

REPAIRS WERE BEING MADE TO THE WEST STAINLESS WALL + CEILING.

REC: FILE

Date Report Made JAN 25/05	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp. - Dist. No. Inspector's Name	 Signature
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- ☒ File **HL**
- ☐ Carbon Copy to _____
- ☐ Refer to _____
- ☐ _____
- ☐ _____
- ☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
- ☐ _____ attention in _____ days
- if no _____

E

MEMORANDUM

TO

Site of inf.

DATE

June 30/95

RE

2178

Triumph

I.R.# 298166

Charges not laid.

All investigations clear per
S.P.U.I., J. Gray.

B. Winder



1/2

IR N^o 377642

Property Address <u>2178 TRIUMPH</u>		Date of Inspection <u>FEB 2/06</u>	
Name and Address of Property Owner/Agent <u>537070 BC Ltd.</u>		Specifics of Property Address <u>ENTIRE BLDG.</u>	
Contractor		Number of Storeys	Permit No.
Contractor's Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>MULTIP OUG</u>	
Contractor's Business Licence Account No. <u>06-113133 ISSUED.</u>		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>SAME</u>	
Reason for Inspection <u>RECHECK HOT WATER</u> - SM -			

REF IR 377635

INSPECTION AT 2:00 PM TODAY SHOWED
ABSOLUTELY NO DOMESTIC HOT WATER
BEING PROVIDED TO THIS APARTMENT
BLDG CONTAINING 35 DWELLING UNITS.

PLUMBERS, EMPLOYEES OF THE R/O,
HAVE REMOVED THE LAST REMAINING
HOT WATER TANK, WHICH NOW SITS IN
THE MAIN LOBBY OF THE BLDG.

TENANTS HAVE NOW BEEN LEFT
WITHOUT SUFFICIENT HOT WATER FOR
MORE THAN ONE WEEK.

... 2

Date Report Made <u>FEB 2/06.</u>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp. = Dist. Not Inspector's Name <u>S. KELLAND</u> Signature
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For Office Use Only	
<input type="checkbox"/> File	<input type="checkbox"/> Recheck by Inspector in _____ days
<input type="checkbox"/> Copy to _____	<input type="checkbox"/> _____ attention in _____ days
<input checked="" type="checkbox"/> Refer to <u>Pattie Hughes - copy sent</u>	if no _____
<input type="checkbox"/> _____	<u>ph</u>
<input type="checkbox"/> _____	
<input type="checkbox"/> _____	



IR NO. 377642 cont'd

Property Address <u>2178 TRIUMPH</u>	Specifics of Property Address <u>ENTIRE BLDG</u>
Name and Address of Property Owner/Agent <u>537070 BC Ltd.</u>	

WATER (HOT) TEMPERATURE IN THE BATHROOM HAND BASIN OF SUITE s.22(1) USING THERMOMETER 21262404 COV INVENTORY # EW 00326 (CALIBRATED JUNE 20/05) SHOWED A MAXIMUM TEMPERATURE OF 19.6°C, WELL BELOW THE MINIMUM TEMPERATURE OF 49°C AS PER THE STANDARDS OF MAINTENANCE BYLAW SECT'N 23.2.

Rel: Refer For CHANGES UNDER THE SM BYLAW.

Date Report Made <u>FEB 2/06.</u>

<u>S. KELLAND</u> Property Use Insp. - Dist. No.	
Inspector's Name	Signature

All supervisory notations to be made on first page only.



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Compliance Division

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Ms. L. Urekar
Acting Manager,
Property Use Branch
at 604.873.7179
I.R. No. UI 41885/EN No. 059156

ORDER

January 22, 2010

0537070 BC Ltd.
6626 Angus Drive
Vancouver, BC V6P 5H9

} Title Search, Company Search,
PDX, Tempot

Diary? No Yes ☒
To: Dan Mueske
Date: March 1/10 Init: AK

Dear Sir/Madam:

RE: 2178 Triumph Street - Unit **s.22(1)**

An inspection on January 12, 2010 revealed that **s.22(1)** in the building at the above location was infested with mice, in contravention of the Standards of Maintenance By-law.

Subsections 4.1(12) and 4.1(13) of the By-law state:

- (12) *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.*
- (13) *If pests have infested land, or any building or accessory building on it, the owner of the land must eliminate the infestation.*

You are therefore required to hire a Qualified Pest Control Company to commence a program to eliminate the pest problem.

In addition to the above, the following deficiencies were observed:

2. The living room carpet is wet and emitting a musty smell;
3. The sub floor under the wet portion of the carpet is black with mould;
4. The linoleum kitchen flooring has holes and is ripped;
5. The kitchen counter top around the sink and the faucet are rotten;
6. The bathroom counter top is missing tiles;
7. The wood roof deck is beginning to rot, covered with mildew, dirty and slippery; and

8. The unit has drywall damage.

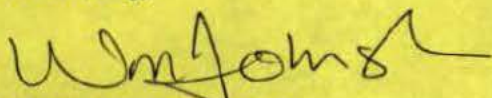
Therefore, in accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to:

1. Retain the services of a qualified pest control company and commence a program to eliminate the pest problem;
2. Locate the source of the water leak, make the necessary repairs and repair or replace the carpet;
3. Repair and clean or replace the sub floor;
4. Replace the kitchen flooring;
5. Replace the kitchen counter top;
6. Repair or replace the missing bathroom counter top tiles;
7. Repair or replace the wood roof deck. (Note: If the roof deck is repaired, it is to be cleaned and painted with non-slip paint).
8. Repair the drywall damage and paint the walls and ceiling;

By February 26, 2010. → confirmed date w/ Lynn Urcker

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

DM/ak

BCC:

s.22(1)

s.22(1)

- 2178 Triumph Street
Vancouver, BC V5L 1K9

} per DPUI



Building Inspection Report

Page 1 of 1

IR Number	BI 35644	EN Number		Date of Inspection (yyyy/mm/dd)	2009/03/02
Main Address	2178 Triumph St			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3
Owner				Permit Number	BU440953
Contractor				Approved Use of Building/Land	Multiple dwelling
Contractor's Business License Account				Present Use of Building/Land	Same

Reason for Inspection Field review for building permit for interior repairs

Narrative/Observations
Work proposed meets VBBL

Requirements

Recommendations
OK to issue permit

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: March 2, 2009

David O'Halloran
Inspector's Name

For Manager or Assistant Manager Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: domino

FYI to:

R Dyck
Manager / Supervisor



Note: To be submitted with the application for a Building Permit
CITY OF VANCOUVER BUILDING BY-LAW
"OWNER'S UNDERTAKING"

The Chief Building Official
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

18 July 2008
Date (Month Day Year)

Dear Sir:

RE: Property Address 2178 TRIUMPH STREET
Building Permit Application No. BC442661

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:

() That I am the owner of the above property, or

(b) If a corporation is the owner of the property,

(☒) That 537070 B.C. LTD is the owner of the above property.
(Name of Corporation)

2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1A.1.1.2. and Article 1A.3.4.1. of Division C of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

.../over

Owner's Undertaking (continued)

Property Address. 2178 TRIUMPH STREET.

Building Permit No BU442661

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this 18 day of July, 2008.
(Day) (Month) (Year)

1. Where owner is an individual:

Owner's Signature _____

Owner's Name _____

(PRINT)

Signed and delivered in the presence of:

Witness's Signature _____

Witness's Name _____

(PRINT)

Witness's Address _____

2. Where owner is a corporation:

Name of Corporation 537070 B.C. Ltd

Per:

Authorized Signatory Rahoto

Name RAL SATORA

(PRINT)

Signed, sealed and delivered in the presence of:

Witness's Signature Michael

Witness's Name Michael Bieri

(PRINT)

Witness's Address C.O.V.

3. Where owner is a partnership:

Name of Partnership _____

Per

Authorized Signatory _____

Name _____

(PRINT)

Signed, sealed and delivered in the presence of:

Witness's Signature _____

Witness's Name _____

(PRINT)

Witness's Address _____

Vancouver Building By-law Article 1A.1.1.2. This By-law is enacted to set standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the City of Vancouver, the *Chief Building Official* or any employee of the City of Vancouver to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any *permit*, including an *occupancy permit*, is not a representation, warranty or statement that the By-law has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words defining the responsibilities and authority of the *Chief Building Official* shall be construed to be internal administrative directions and not as creating a duty.

Article 1A.3.4.1. The granting of a *permit*, the approval of the drawings and specifications or the making of inspections by the *Chief Building Official* shall not in any way relieve the *owner* of a *building* from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law including ensuring that the *occupancy* of the *building*, or any part thereof, is in accordance with terms of the *occupancy permit*, and including compliance with any special conditions made under the provision of Article 1A.6.1.4.



CITY OF VANCOUVER
COMMUNITY SERVICES
Development Services
Trades Permits

Plumbing Contractor Gary's plumbing Date Jan 22/08
Address _____ PL No. 447695
City _____ Tel# _____ BU/DB No. N/A
Bus. Lic. Acct. 195522 Fax# _____ ☐ sets of drawings rec'd for plan check

APPLICATION FOR PLUMBING PERMIT

Additional Information Required for Facsimile Applications
(Facsimile Applications must be pre-authorized and on file)

PIN Number _____

Credit Card Number _____

Check one: VISA ☐ MasterCard ☐

Expiry Date _____ Amount \$ _____

Signature _____

(Authorized Signatory of Contractor)

Trades Permits fax no.: 604-871-6408

I/We wish to apply for plumbing permits as listed below. It is understood that the work to install these fixtures shall not commence until the permit(s) has/have been received by me/us.

Property Address 2178 Triumph Owner's Name _____

Specifics of Property Address _____

Floor	Water Closet	Wash Basins	Bath Tubs	Showers	Sinks	Dish Washer	Automatic Washer	Wash Tubs	Roof Drains	Floor Drains	Deck Drain	Urinal	Ice Maker	Drink Fountain	Janitor Sink	Mop Sink	Pot Sink	Hub Drain	H ₂ O Tank Drain	Area Drain	Catch Basin	Grease Interceptor Size	Backflow Preventer	Misc. Plumbing Fixtures/Piping (List Items)	Sump	TOTAL
Roof																										
Bsmt																										
1st																										
2nd																										
3rd																										
4th																										
5th																										
6th																										
7th																										
8th																										
9th																										
10th																										
TOTAL																										

Occupancy of Building: _____ Related Building/App./Permit or Special Inspection App. No. _____ Related Development Permit No. _____
Additional to Plumbing Permit No. PL No. _____ Permit No. P.P. _____ Permit Authorized by (Inspector's Signature) _____ Date _____

I/We enclose a cheque or money order for

\$ _____

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

Signature of Applicant

Date

L&I 277 (03)



CITY OF VANCOUVER
COMMUNITY SERVICES
Development Services
Enquiry Centre

DEVELOPMENT AND/OR BUILDING APPLICATION FORM

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter.

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: 2178 TRIUMPH Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) 4-6 Block(s) 30 District Lot(s) 184 Plan Number(s) 178

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☒ No

This area must be completed by the person signing the application form

Your Name: GURCHARAN S. TOOR

Mailing Address: 1720 - E. 55TH AV.

City: VANCOUVER

Postal Code: V5P 1Z6

Phone Number: (604) 767-5945

Company Name: _____

Business License Account Number: _____

You are the:

- 01 ☐ Property Owner
- 02 ☐ Contractor
- 03 ☐ Certified Professional
- 04 ☐ Design Professional
- 05 ☐ Tenant
- 06 ☒ Agent for Owner
- 07 ☐ Agent for Tenant
- 08 ☐ Consultant
- 09 ☐ Non-profit Association
- 10 ☐ Civic Department
- 98 ☐ Other

Note: Contractors/design professionals/consultants MUST have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

Complete the following for ALL applications

Property Owner's Name:	
<u>PAUSAHOTA</u>	<u>537070 BC LTD</u>
Address:	City:
<u>6626 ANGUS DR.</u>	<u>VANCOUVER</u>
Postal Code:	Phone Number:
<u>V6P 5H9</u>	
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name:	
Address:	City:
Postal Code:	Phone Number:
Business License Account Number:	
Tenant's Name:	
Address:	City:
Postal Code:	Phone Number:
Job Contact:	
Address:	City:
Postal Code:	Phone Number:

What is the value of the work proposed? (Include cost of plans, material and labour)

\$ 600.⁰⁰

Will any of the following be altered/repaired/installed?

☐ Electrical ☐ Gas ☐ Drain Tile
☐ Plumbing ☐ Sprinkler ☐ Fire Alarm

Sprinkler Contractor's Name: _____

Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP _____

Complete the following for all residential buildings

	Existing	Proposed
Total number of dwelling units:	_____	_____
Total number of housekeeping units:	_____	_____
Total number of sleeping units:	_____	_____

Complete the following related permit information

Development Permit/Application Number DE _____

Minor Amendment Number DE _____

Building Permit/Application Number BU _____

Board of Variance Appeal Number Z _____

Combined Permit Application Number DB _____

Office Use Only	
Office Use Only	Invoice #
BU	361755
DE	
Office Use Only	
BU	\$ 85.00
DE	
DT	
BG	f/m
EUF	
SUBTOTAL	
SP	
TOTAL	\$ 85.00

SIGNED AT VANCOUVER, B.C. THIS 6 DAY OF MAY 2004

SIGNATURE OF APPLICANT

CITY OF VANCOUVER

PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V6Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DEPUTY DIRECTOR &
CITY BUILDING INSPECTOR
R.L. Maki, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Teichroeb

REGISTERED

1997 May 27

William C. Kwok and Mary F. Kwok
5329 Heather Street
Vancouver, BC
V5Z 3M1

Dear Sir/Madam:

Re: 2178 Triumph Street

PLEASE REFER TO:
Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 329358

On May 23, 1997, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

s.22(1)

1. Windows glass is broken - to be replaced.
2. Caulking around bathtub is missing - caulking to be provided.
3. The vinyl floor in kitchen is damaged - to be replaced.

s.22(1)

4. Caulking around bathtub is missing - caulking to be provided.
5. Light fixtures missing - to be provided.

s.22(1)

6. Light fixtures missing - to be provided.

s.22(1)

7. Light fixtures missing - to be provided.
8. Carpet is old, dirty and stained - carpet to be replaced.
9. Smoke alarm is missing - to be provided.

s.22(1)

10. Tiles around bathtub are loose and badly stained - redo enclosure.
11. Bathroom floor is old and damaged - to be replaced.
12. Balcony door lock is missing - to be provided.
13. Dining area window leaks badly and the frame is rotten - to replace the whole section.
14. Tiles missing in the kitchen counter - to be provided.
15. Carpet is old, dirty and extremely stained - to be replaced in the whole suite.
16. Bathroom door is damaged - to be repaired or replaced.

Diary	
No	Yes <input checked="" type="checkbox"/>
To:	DPW
Date:	5/29/97
Ini:	CP

s.22(1)

17. Bathroom ceiling is water damaged - to be repaired and painted.
18. Weather stripping is missing from balcony door - to be provided.
19. Kitchen drawer cover is missing - to be provided.
20. Bedroom and bathroom doors are damaged - to be repaired or replaced.

s.22(1)

21. Windows are broken - to be replaced.
22. Light fixtures are missing - to be provided.
23. Smoke alarm is damaged - to be replaced.

s.22(1)

24. The carpet is damaged all over suite - carpet to be replaced.
25. The vinyl flooring in bathroom is damaged - to be replaced.
26. The bedroom window is cracked - to be replaced.
27. Smoke alarm is missing - to be provided.

s.22(1)

28. Toilet bowl is loose - to be secured.
29. Caulking around bathtub is missing - caulking to be provided.
30. Windows are broken - to be replaced.
31. The carpet is dirty and damaged - to be replaced.
32. Smoke alarm is missing - to be provided.
33. Light fixtures are missing - to be provided.

s.22(1)

34. The light fixture in the dining area is broken - to be replaced.
35. Toilet bowl is loose - to be secured.
36. Bathroom ceiling is water damaged - to be repaired and painted.
37. Bathroom door is damaged - to be repaired or replaced.

s.22(1)

38. Toilet bowl is loose - to be secured.
39. Caulking missing around the bathtub enclosure - caulking to be provided.

s.22(1)

40. Bathroom floor is damaged - to be replaced.
41. Kitchen ceiling is water damaged - to be repaired and painted.
42. The entrance closet ceiling is water damaged - to be repaired and painted.

s.22(1)

- 42. Toilet bowl is broken - to be replaced.
- 43. Bedroom door is damaged - to be repaired.
- 44. Kitchen cabinet doors and drawers are missing - to be provided.
- 45. The window frame in the dining area is rotten and unsecured - whole section to be replaced.

s.22(1)

- 46. Bedroom ceiling is water damaged - to be repaired and painted.
- 47. Caulking is missing around the bathtub enclosure - caulking to be provided.

s.22(1)

- 48. Smoke alarm is missing - to be provided.
- 49. Carpet is extremely old and stained - carpet to be replaced in the whole suite.
- 50. Bathtub enclosure is cracked and drywall damaged - redo the whole enclosure.
- 51. Bathroom sink fixtures are leaking - to be repaired.

s.22(1)

- 52. Smoke alarm is missing - to be provided.

s.22(1)

- 53. Kitchen sink fixtures are loose and damaged - to be replaced.
- 54. Light fixtures are missing - to be provided.
- 55. Bathroom door is damaged - to be repaired or replaced.
- 56. Bathtub enclosure is damaged - redo the enclosure.
- 57. Bedroom door is damaged and the lock is missing - door to be repaired and lock to be provided.

s.22(1)

- 58. Bathtub enclosure is old, stained and damaged - redo the enclosure.
- 59. Kitchen floor is damaged - to be replaced.
- 60. The hall entrance wall is water damaged - to be repaired and painted.

s.22(1)

- 61. Balcony floor is rotten and falling apart - to be repaired.
- 62. Toilet bowl is loose - to be secured.
- 63. Bathroom floor is damaged - to be replaced.

s.22(1)

- 64. Livingroom ceiling and walls are water damaged - to be repaired and painted.
- 65. Weather stripping is missing from the livingroom window - to be provided.
- 66. Bathtub enclosure is stained and damaged - redo the enclosure.

s.22(1)

- 67. Bathroom ceiling is water stained and damaged - to be repaired and painted.
- 68. Bathtub enclosure is stained and damaged - redo the enclosure.
- 69. Kitchen sink fixtures are loose - to be repaired.

s.22(1)

- 70. The entrance hall ceiling is water damaged - to be repaired and painted.
- 71. Caulking around the bathtub is missing - caulking to be provided.

s.22(1)

- 72. Balcony floor and railing are badly damaged and ready to collapse - to be repaired.
- 73. Carpet is extremely dirty and stained - carpet to be replaced in the whole suite.

s.22(1)

- 74. Bathtub enclosure is stained and damaged - redo the enclosure.

s.22(1)

- 75. Livingroom ceiling and window frame are water damaged - to be repaired and painted.

s.22(1)

- 76. Bedroom door is damaged - to be repaired.
- 77. Weather stripping is missing in all windows - to be provided.
- 78. Toilet bowl is loose - to be secured.
- 79. Kitchen sink fixtures are badly leaking - to be repaired.
- 80. Bathtub enclosure is stained and damaged - redo the enclosure.

s.22(1)

- 81. Carpet is old, dirty and stained - carpet to be replaced in the whole suite.
- 82. Bedroom and balcony windows are broken - to be replaced.

s.22(1)

- 83. Fire damaged - the entire suite is to be reconstructed.

.../5

s.22(1)

84. Carpet is old, stained and damaged - carpet to be replaced in the whole suite.

s.22(1)

85. Ceiling is water damaged - to be repaired and painted.

86. Kitchen sink fixtures are loose - to be secured.

87. Bathroom floor is rotten - to be repaired.

s.22(1)

88. Ceiling is water damaged - to be repaired and painted.

89. Carpet is old, stained and damaged - to be replaced in the whole suite.

90. Toilet tank cover is broken - to be replaced.

s.22(1)

91. Kitchen sink fixtures are loose - to be secured.

92. Lights in the dining area do not work - to be repaired.

93. Closet doors are broken - to be replaced.

94. Toilet bowl and tank are loose - to be secured.

95. Bathtub enclosure is stained and damaged - redo the enclosure.

s.22(1)

96. Kitchen sink fixtures are loose - to be secured.

97. Kitchen counter is falling apart - to be repaired.

98. Kitchen floor is unfinished - to be finished.

GENERAL:

99. Second floor, public hall ceiling is leaking badly - locate source of leak, repair, replace ceiling and paint.

100. Window glass by suite 405 is broken - to be replaced.

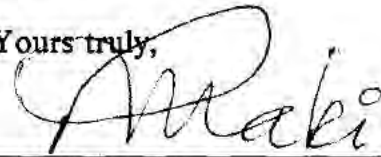
101. Skylight by suite 406 is broken - to be replaced.

102. Roof leaks badly - locate source of leak and repair.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS ORDER.**

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,



R.L. Maki, PEng
CITY BUILDING INSPECTOR

Date: 97/05/26 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER - LAW DEPARTMENT
TITLE - BF408168

Time: 09:17:28
Page: 001

SECTION 188 LAND TITLE ACT

VANCOUVER LAND TITLE OFFICE TITLE NO: BF408168
FROM TITLE NO: GD7990

APPLICATION FOR REGISTRATION RECEIVED ON: 26 OCTOBER, 1992
ENTERED: 26 OCTOBER, 1992

REGISTERED OWNER IN FEE SIMPLE:

WILLIAM CHI KEUNG KWOK, REAL ESTATE SALESMAN AND
MARY FUNG TAI KWOK, HIS WIFE
5329 HEATHER STREET
VANCOUVER, B.C.
V5Z 3M1
JOINT TENANTS

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-500-063
LOT 4 BLOCK 30 DISTRICT LOT 184 PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE

BF341500 1992-09-08 14:48

REGISTERED OWNER OF CHARGE:

ROYAL BANK OF CANADA
BF341500

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BF341501 1992-09-08 14:48

REGISTERED OWNER OF CHARGE:

ROYAL BANK OF CANADA
BF341501

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

2178
Triumph.

1997/05/26 09.15.48 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 2178 TRIUMPH Co-ordinate: 586-259-58-0000

Lot code : 0 STANDARD DIMENSIONS Neighbourhood code : 014
Width : 148.50 FT Postal code : V5L 1K9
Length : 122.00 FT Zone code : 23
Area : 18,117.00 SF Record status : ACTIVE

Land value : \$1,287,000 (1997) Plan number :
Impr value : \$503,000 (1997) Homeowner grant : No

Number of owners: 2		Legal description:							
KWOK	WILLIAM	C Lot	Block	Sect	Town	Ra	Plan	DL	LD
KWOK	MARY	F 4-6	30				178	184	

5329 HEATHER ST
VANCOUVER BC
V5Z 3M1

F1=Help F2=Print F12=Return F13=Additional owners

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 312970

Property Address 2178 TRIUMPH		Date of Inspection 96-01-12	
Name and Address of Property Owner/Agent WILLIAM KWOK		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } MULTIPLE	
Contractors Business Address	Contractors Business License Account No. 49753	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } DWELLING	
Reason for Inspection RECHECK			

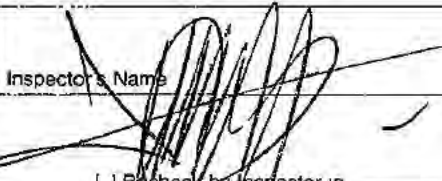
INSPECTION TODAY SHOWED THAT OUR S. & M. BY-LAW ORDER DATED MARCH 3RD, 1995 HAS NOT BEEN COMPLIED WITH.

THE FOLLOWING DEFICIENCIES STILL EXIST:

UNIT **522(1)** • BEDROOM CEILING IS BADLY DAMAGED DUE TO RAIN WATER LEAK.

GENERAL • RAIN WATER IS RUNNING THROUGH CRACKS IN THE ROOF AND CAUSING DAMAGE

OVER →

Date Report Made 96-01-17	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
-------------------------------------	---	--	--	-----------

☐ File

☐ Carbon Copy to

☒ Refer to

☐

☐

☐

OFFICE USE

J. ARAYA
Property Use Insp. - Dist. No.

COPY SENT

☐ Recheck by inspector in _____ days

☐ _____ attention in _____ days

if no

①

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORTIR No. 312970 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>WILLIAM KWOK</u>	

CONT

TO THE CEILING ON THE FOURTH
STOREY AND THE SIDE WALLS
ON THE SECOND, THIRD AND
FOURTH STOREYS.

- THE CARPET IN ALL PUBLIC
HALLS IS EXTREMELY DIRTY,
WORN, BURNED AND BADLY DAMAGED.

REC. : REFER TO B. WINDSOR FOR CHARGES.

Date
Report Made 96-01-17

J. ARAYA
Property Use Insp. - Dist.

Inspector's Name

Signature

All additional pages **must** be stapled to first page.

All supervisory notations to be made on first page only.

CITY OF VANCOUVER

COMPLAINT FORM

ADDRESS OF PREMISE INVOLVED:

DATE:

2178 TRIUMPH ST.

97.11.28

OWNER/MGR.

PHONE NUMBER:

NAME OF COMPLAINANT:

s.22(1)

ADDRESS:

s.22(1)

PHONE NUMBER

s.22(1)

(THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Must be Initialed

NATURE OF COMPLAINT

☐ Z & D By-law

☒ Standards of Maintenance

☐ Other

☐ Building

☐ U/T

☐ Electrical

☐ Sign

☐ Plumbing

☐ Licenses

* BROKEN WINDOWS, BROKEN DOORS,
HALLWAYS ARE FILTHY. BUILDING IS
IN A HORRIBLE STATE OF DISREPAIR.

RECEIVED BY:

ANDREA LARDEN

REFERRED TO:

JULIO ARAYA

ROUTE:

YES

NO

**Property Use Complaint**

Case number: 101007575041

Case created: 2016-04-13, 11:17:00 AM

Incident Location

Address: 2178 TRIUMPH ST, Vancouver, V5L 1K9

Contact Details

Name: s.22(1)
Address: 2178 TRIUMPH ST, s.22(1) Vancouver, V5L 1K9
Phone: s.22(1) 1) Email:

Request Details

1.	Type of concern:	Other
2.	If Other selected or there are multiple issues, provide details:	Rental Unit - Maintenance, Bedbugs, Mold
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	s.22(1)
12.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

Citizen lives in s.22(1). He said there are mold issues in the building, bedbugs and the place is in need of maintenance. The carpet in the halls is all ripped up, his toilet seat is broken and the place is really run down.

EN 117607**FYA to: Len Sugie****FYI to:**



CITY OF VANCOUVER

COMMUNITY SERVICES
Licences and Inspections Department
Co-ordinated By-law Enforcement Division

TO BE HAND DELIVERED

PLEASE REFER TO:
Mrs. C. Robbins
Manager, By-law Administration
Branch at 604-873-7535

January 25, 2005

Manager,
2178 Triumph Street
Vancouver, BC V5L 1K9

Dear Sir/Madam:

RE: 2178 Triumph Street

Diary? No ☒ Yes ☐
To: _____
Date: _____ Init: *CL*

EN 021219

The District Inspectors require access to **all of the units** in the above noted building to inspect for compliance with the Standards of Maintenance By-law.

In this regard, we call to your attention Section 560A of the VANCOUVER CHARTER, which states:

560A. "The Director of Planning or anyone authorized by him shall have power to enter on to any land or into any building at any reasonable time for the purpose of inspecting such land or building in order to ascertain if the provisions of a Zoning By-law are being or have been carried out."

Further, we call to your attention, Article 1A 6.1.1. of the Vancouver Building By-law, which states in part:

The Chief Building Official and any person authorized to act on behalf of the **Chief Building Official**, may enter any **building** or premises at any reasonable time for the purpose of administering or enforcing this By-law, or if there is reason to believe and **unsafe condition** exists.

The inspector has been so authorized by the Director of Planning and the City Building Inspector, to inspect your building.

Accordingly, the inspectors shall be returning to this building on **Thursday, January 27, 2005 at 11:00 a.m.** to inspect same for compliance with the Standards of Maintenance By-law and **you are required to provide access to every unit in the building at that time.**

Failure to provide access to **all areas** of your building will result in the matter being referred to the City Prosecutor for the laying of charges.

Yours truly,

D.H. Jackson, P. Eng
City Building Inspector and
Chief Building Official

CR

VANCOUVER FIRE & RESCUE SERVICES

INTER-HALL CORRESPONDENCE

Hall No: Fire Prevention

Date: February 20, 2004

To: Carleen Robins

Copies To: D/C Scott Henderson

From: FPI Ken Suzuki

Subject: **2178 Trimph Street**

COMMUNITY SERVICES	
Reg. No.	R
FEB 20 2004	
ORIGINAL TO:	CR
COPY TO:	

To Domino
CR

On Friday, February 20, 2004 at 09:00, FPI Ken Suzuki inspected the above address. The following deficiencies were noted:

- Main floor, main panel of fire alarm system in trouble mode. Bells were silenced (photo 1).
- Main floor numerous breaches in fire separation: Mid-west common hallway #1) 15'x4', #2) 4'x1', 2'x4', 3'x3', 3'x3' (photos 2,3,4,5).
- Main floor west common hallway all fire doors were in open position. Either the self closure needs adjusting or door had dropped from hinges and was rubbing against floor (photos 7,8)
- Main floor mid common hallway flooring was water damage and was unstable to walk on.
- Main floor west portable fire extinguisher missing (photo 8)
- 2nd floor mid common hallway 2 breaches in common hallway ceiling: #1) 3'x1', #2) 1'x1' (photo 9)
- 2nd floor east stair fire door would not latch, no latch set.
- 2nd floor mid exit sign not illuminated, bulbs burnt out.
- 4th floor all fire door in open position, self closure needs adjusting.
- s.22(1) hard wired smoke alarm disconnected (photo 10).
- 4th floor south east common hallway ceiling a breach in fire separation approx. size 6"x6".
- South exterior combustible storage touching against south wall, 1 large sofa and 2 mattresses (photo 11).
- All fire safety equipment requires annual test by a qualified company.
- Contacted registered owner to repair fire alarm system immediately and require a sign letter that a fire watch is being maintained.

Report to City Prosecutor.

FPI Ken Suzuki

2178. TRIUMPH.

FEB. 20/04

T-0900Hr



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7



8



9



10



11



12

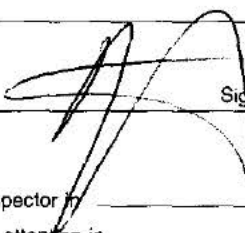
PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR 317480

Date of Inspection AUG 20/96

Property Address <u>2178 TRIUMPH</u>		Specifics of Property Address	
Name and Address of Property Owner/Agent		Number of Storeys <u>FOUR</u>	Permit No. _____
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>PRES-MULTI</u>	
Contractors Business Address	Contractors Business License Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> " "	
Reason for Inspection <u>ROUTINE AT REQUEST OF JULIO ARAYA PUI</u>			

INSPECTION REVEALS OLDER APARTMENT BUILDING, NON SPRINKLERED WITH TAR AND GRAVEL ROOF. THE ROOF SHOWS SEVERAL AREAS OF LEAKAGE TO INTERIOR. SOME ATTEMPTS TO REPAIR LEAKS HAVE BEEN MADE. THE WORKMANSHIP AND MATERIALS USED ON REPAIRS INDICATE A LACK OF PROPER KNOWLEDGE ON THE MECHANICS OF TAR AND GRAVEL ROOFS. REPAIRS TO TAR AND GRAVEL ROOFS ARE USUALLY DIFFICULT TO DO AS THE WATER MUST LEAK TO THE INTERIOR A GREAT DISTANCE AWAY FROM THE HOLE IN THE MEMBRANE. THE ROOF IS IN GENERAL DISREPAIR AND WAS POORLY APPLIED WHEN DONE. THE SLOPE ARE INCORRECT AS THEY DRAIN WATER BACK TOWARDS THE BUILDING. THE ROOF SHOULD BE ASSESSED BY A QUALIFIED MEMBER OF ROOFING ASSOCIATION AND REPAIRS SHOULD ONLY BE ATTEMPTED BY QUALIFIED ROOFING.


Date Report Made <u>AUG 21/96</u>	<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER	V. SOPOW Building Insp. - Dist. No: <u>19</u> Inspector's Name	Signature 
-----------------------------------	--	---	--	---

☐ File
☒ Carbon Copy to J. ARAYA/PUI.
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

COPY SENT

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____



PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

20F2

1R 317480

1R 317481

Property Address 2178 TRIUMPH		Date of Inspection AUG 20/96	
Name and Address of Property Owner/Agent		Specifics of Property Address	Permit No. _____
Contractor		Number of Storeys FOUR	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> RES MULTI
Contractors Business Address	Contractors Business License Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> 1	4
Reason for Inspection			

CONTRACTOR - THE GENERAL CONDITION OF THE ROOF HOWEVER MAY PRECLUDE REPAIR AND RE ROOFING MAY BE REQ'D AS DETERMINED BY QUALIFIED ASSESSOR.

NOTE: THE INTERIOR REPAIRS TO THE CEILING, CONSIST OF DRYWALL SCREWED OVER THE DAMAGED AREAS. AS THESE CEILING FORM PART OF AN ASSEMBLY WITH A FIRE RESISTANCE RATING THE NEW DRYWALL MUST BE RATED AND OLD WET OR DAMAGED DRYWALL CEILING SHOULD BE COMPLETELY REMOVED TO PREVENT DEGRADATION TO NEW MATERIALS

RECOMMEND REPORT TO J. ARAYA FOR INFO

Date Report Made AUG 21/96	<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER	V. SOPOW Building Insp. - Dist. No: _____ Inspector's Name	Signature _____
-----------------------------------	--	---	---	-----------------

☐ File _____
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

COPY SENT



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

C 1100

EN 010305

Address of Premise Involved: 2178 TRIUMPH ST	Date: APRIL 1, 2003
Owner/Manager:	Phone Number:

Name of Complainant: Susan Hastings North Community Police Office	
Address:	Phone Number: 717-2933

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: jl
--	--------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law	<input type="checkbox"/> Building
<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Standards of Maintenance	
<input checked="" type="checkbox"/> U/T	<input type="checkbox"/> Sign
<input type="checkbox"/> Licences	<input type="checkbox"/> Other
- Discarded mattresses, chairs, sofa's other misc. debris at rear of site.	
Call Complainant Back: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

CONFIDENTIAL

FILE COPY

Received By: Lucia	
Referred To: RAY M	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



2178 TRIUMPH ST.
VANCOUVER B.C.

May 8, 1996

Attn: Mr. Fieldhouse

RE: 2178 Triumph St.
Vancouver B.C.

To Mr. Fieldhouse:

This letter is a proposal that I have put forth to explain the timetable of the repairs that I intend to make: (as outlined in phone call on May 7, 1996.

- make all necessary repairs to the ceiling in suite s.22(1)
- re-carpet the bedrooms, hallways, and living room in suite s.22(1)
- other small miscellaneous repairs to suite s.22(1)

These repairs to be done within 21 days of the date of letter.

The other repairs that I will be doing to the rest of the building as follows:

- re-carpeting common area stairways (subject to inspector's opinion)
- re-carpeting existing empty suites
- minor repairs to the roof above s.22(1) to stop leaking.
-if repairs are not sufficient to stop leaking then will re-roof (subject to inspector's opinion) Estimate cost to re-roof is approximately \$22,000.00

These repairs will be done immediately as well in conjunction with the other above repairs.

Thank you for your time and patience.

Pierre Kwok

RENTS & LICENSES DEPARTMENT

Reg. No.:

MAY 9 1996

ORIGINAL FILED

COPY TO:

COPY SENT

CITY OF VANCOUVER

DATE ISSUED MARCH 03, 2009		PERMIT TYPE BUILDING PERMIT		PERMIT NUMBER P BU 440953	
LEGAL DESCRIPTION LOT 5 BLK 30 DL 184 PLAN 178				ADDRESS 2178 TRIUMPH ST	
ADDITIONAL ADDRESS INFORMATION				SPECIFICS COMMON AREA FOURTH FLR	
APPLICATION DATE JAN 22, 2008	PURPOSE ALTER	PROJECT VALUE \$5,000	ASSESSED VALUE \$135,000	PLANS NO	METRIC
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE FIELD REVIEW	
APPLICANT PROPERTY OWNER 537070 BC LTD C/O GURDAYAL SINGH SOHOTA 1720 E 55TH AVE VANCOUVER BC V5P 1Z6				CONTACT 2 CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE	
TEL 604-767-5445	BUS. LICENSE CERTIFICATE	TEL	BUS. LICENSE CERTIFICATE	TEL	BUS. LICENSE CERTIFICATE
FAX		FAX		FAX	

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Interior alterations to the existing multiple dwelling building to repair difficiencies as per inspection letter dated Nov 20, 2007.

Work to Include:

- 1) Addition of self-closing devices on all suite entry doors
- 2) Repair of all damaged suite entry doors, including but not limited to the locks and latches
- 3) Repair of fire separation in the 2nd floor hallway; and
- 4) Installation of hard-wired smoke alarms throughout the building

Approve for permit w/o drawings per D.O'Halloran - March 2/09 - IR# BI35644
Related to PL447695

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC C	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING							
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0036 LOT TYPE	01 INSIDE/LANE			0040 PROCESSED THROUGH	28 ENQ CTR -PLD RV		
0037 LOT WIDTH		148.50 FT		0080 ZONE	Z023 RM-3A		
0038 LOT DEPTH		122.00 FT		0375 HPO EXEMPTIONS			

RELATED PERMITS: PL447695 2178 TRIUMPH ST
PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : BI19 BUILDING INSPECTN DAVID O'HALLORAN 604-873-7596

ADDITIONAL NOTES:
901 VBBL change requires carbon monoxide detectors in residences. Refer to COV Bulletin 2007-007-BU/EL for details.

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	537070 BC LTD
300 BUILDING FEE	104.00			DATE	SEE INFORMATION SHEET
344 WWOP (BUILDING)	104.00			ISSUED BY	K HYNES
				FOR THE	CHIEF BUILDING OFFICIAL
INVOICE: 498173 498216		TOTAL		\$208.00	

Date: 95/11/29

Requestor: (PG14135)

TITLE SEARCH PRINT - VANCOUVER

CITY OF VANCOUVER - LAW DEPARTMENT

TITLE - BF408168

Time: 09:19:38

Page: 001

SECTION 188 LAND TITLE ACT

VANCOUVER LAND TITLE OFFICE TITLE NO: BF408168
FROM TITLE NO: GD7990

APPLICATION FOR REGISTRATION RECEIVED ON: 26 OCTOBER, 1992
ENTERED: 26 OCTOBER, 1992

REGISTERED OWNER IN FEE SIMPLE:

WILLIAM CHI KEUNG KWOK, REAL ESTATE SALESMAN AND
MARY FUNG TAI KWOK, HIS WIFE
5329 HEATHER STREET
VANCOUVER, B.C.
V5Z 3M1
JOINT TENANTS

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-500-063
LOT 4 BLOCK 30 DISTRICT LOT 184 PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

MORTGAGE

BF341500	1992-09-08	14:48
----------	------------	-------

REGISTERED OWNER OF CHARGE:

ROYAL BANK OF CANADA

BF341500

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BF341501	1992-09-08	14:48
----------	------------	-------

REGISTERED OWNER OF CHARGE:

ROYAL BANK OF CANADA

BF341501

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

File

2178 (unregistered)

(2)



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

REGISTERED AND REGULAR MAIL

November 26, 2007

ORDER

537070 B.C. Ltd.
Attention: Gurdyal Singh Sahota
6626 Angus Drive
Vancouver, BC V6P 5H9

Dear Sir:

RE: 2178 Triumph Street

PLEASE REFER TO:

Mrs. C. Wong
Manager, By-law
Administration Branch
at 604-873-7535
UI-33422; EN040734

May? No..... Yes ☒
To: D. Mueske
Date: Feb 4/08 Init: [Signature]
[Signature]

An inspection of your building on October 30, 2007 revealed the following violations under the Standards of Maintenance By-law:

Exterior:

1. Guard rails on suites' balconies are loose and missing spindles; and the privacy boards (used to separate the units between balconies) are broken and falling over or missing altogether.
2. Water proof surface on the balconies in most units are worn off and surfaces are rotting.
3. Roof deck boards are rotten and broken.
4. The stucco soffits and the underside of the decks are water logged, rotten, cracked and coming down in chunks.
5. The balcony doors in most units are sliding metal-on-metal and require to have the door rollers replaced.

Interior:

6. Suite s.22(1) aluminum mullion missing from window - glazing is duct-taped in place.
7. Suite 1) door hinges are missing screws.
8. Suite the armoured wiring for the stove is unravelling.
9. Exit signs are not secured to any structure and are therefore in danger of falling.
10. Handrails are missing from stairways in public areas.
11. Electrical fixtures are hanging by their wires.
12. Coverplates are missing from switches and outlets.
13. Kitchen exhaust ducts are crushed and non-operational.
14. There is no adequate pest control for the rampant infestation of cockroaches and mice.
15. The flooring is worn out throughout the building - carpets are loose in some suites, and most of the bathroom floors are soaked and moulding causing linoleum to lift and tiles to pop off.
16. Hot water baseboards are missing heat shields in most units.
17. Aluminum mullions are missing from windows of a number of units, so glazing is taped into place with duct tape.
18. Cabinets and counter tops in suites' kitchens and bathrooms are in disrepair, and in some cases, rotten and mouldy in the space below the sinks from water leakage.
19. Range plugs are not secured to the wall (lying loose on the floor).

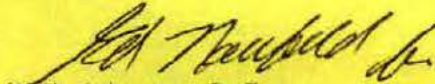
20. Water shut off valves are protruding through the backsplash of the tub surrounds in all units in building. The area around the valves are to be sealed and protected from water ingress into the wall cavity.

Pursuant to Subsection 23.2 of the Standards of Maintenance By-law, you are ORDERED TO CORRECT THE ABOVE ITEMS BY JANUARY 31, 2008.

FAILURE TO COMPLETE ANY OF THE ABOVE-LISTED ITEMS BY JANUARY 31, 2008 WILL RESULT IN THE REFERRAL OF THOSE ITEMS TO THE CITY PROSECUTOR FOR CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU.

You are further advised that pursuant to Section 560A of the Vancouver Charter, the Property Use Inspector will return to your building at the above location on Monday, February 4, 2008 @ 11:00 am to inspect for compliance with this order, and you are required to provide access to all areas of the building at that time. If this is not a reasonable time for an inspection, you or your agent must contact Mrs. C. Wong of this Department at 604-873-7535 between the hours of 8:30 am and 5:00 pm, Monday to Friday, to make other arrangements for the inspection.

Yours truly,



W.M. Johnston, P. Eng
City Building Inspector and
Chief Building Official and

CW/

CITY OF VANCOUVER



DATE ISSUED FEBRUARY 12, 2004		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 481295	
LEGAL DESCRIPTION Lot 4-6 Blk 30 Plan 178 DL 184					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE FEB 12, 2004	PURPOSE	PROJECT VALUE \$400	ASSESSED VALUE	PLANS NO	METRIC	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE		COORDINATE 586-259-58-0000	
APPLICANT CONTRACTOR GREYWOLF ELECTRICAL CONT #306 990 E 8TH VANCOUVER BC V5T 1T8			CONTACT 2		CONTACT 3		
TEL 253-7111	BUS LICENSE 203931	TEL 253-5447	BUS LICENSE 20837	TEL	BUS LICENSE	TEL	BUS LICENSE
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE
PROJECT DESCRIPTION: REPAIR OF WATER DAMAGED LIGHT FIXTURES.							
<p>PERMIT CONDITIONS AND NOTES:</p> <p>001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) ANNUAL PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.</p> <p>ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW.</p> <p>THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.</p> <p>002 FOR ELECTRICAL CONTRACTORS:- ALL QUALIFIED ELECTRICAL WORKERS ON JOB SITES ARE REQUIRED TO PRODUCE EVIDENCE THAT THEY ARE REGISTERED UNDER THE BC APPRENTICESHIP ACT OR POSSESS A BC ELECTRICAL SAFETY BRANCH WORKER QUALIFICATION CERTIFICATE. ALL OTHER ELECTRICAL WORKERS ON THESE SITES MUST BE REGISTERED WITH THE INDUSTRY TRAINING AND APPRENTICESHIP COMMISSION (ITAC) AS APPRENTICES. ALL APPRENTICES SHALL CARRY AT LEAST A COPY OF THEIR APPRENTICESHIP AGREEMENT. THE RATIO OF QUALIFIED WORKERS TO APPRENTICES SHALL BE 1:1 IN ACCORDANCE WITH REGULATION SECTION 5(1)(a) OF THE BC APPRENTICESHIP ACT. THE RATIO OF AN ELECTRICAL CERTIFICATE HOLDER TO SUPERVISE QUALIFIED PERSONS SHALL BE 1:2 IN ACCORDANCE WITH SECTION 5(2)(d) OF THE ELECTRICAL SAFETY REGULATIONS.</p>							
ITEM 1000 EXISTING SERVICE	SPECIFICS/REFERENCE	QTY/AMT	ITEM 1016 FITTINGS/FIXTURES	SPECIFICS/REFERENCE	QTY/AMT		
<p>APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : E110 ELECTRICAL INSPECT JOHN EVANS 604-873-7502</p>							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYERS AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>							
FEE 400 ELECTRICAL FEE	AMOUNT 57.00	FEE	AMOUNT	SIGNATURE 			
				DATE			
				ISSUED BY C BAWN			
				FOR THE CITY ELECTRICIAN			
INVOICE: 352811			TOTAL \$57.00				

CITY OF VANCOUVER



DATE ISSUED FEBRUARY 12, 2004		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 481295	
LEGAL DESCRIPTION Lot 4-6 Blk 30 Plan 178 DL 184					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE FEB 12, 2004	PURPOSE	PROJECT VALUE \$400	ASSESSED VALUE	PLANS NO	METRIC	PLACE NAME	
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TEL 253-7111	BUS LICENSE 203931	TEL 253-5447	BUS LICENSE 20837	TEL	BUS LICENSE	TEL	BUS LICENSE
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ITEM 1000 EXISTING SERVICE	SPECIFICS/REFERENCE	QTY/AMT	ITEM 1016 FITTINGS/FIXTURES	SPECIFICS/REFERENCE	QTY/AMT		
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : E110 ELECTRICAL INSPECT JOHN EVANS 604-873-7502							
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYERS AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE 400 ELECTRICAL FEE	AMOUNT 57.00	FEE	AMOUNT	SIGNATURE 			
				DATE			
				ISSUED BY C BAWN			
				FOR THE CITY ELECTRICIAN			
INVOICE: 352811			TOTAL \$57.00				



Building Inspection Report

Page 1 of 1

IR Number	BI 34341	EN Number		Date of Inspection (yyyy/mm/dd)	2008/08/28
Main Address	2178 Triumph St			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3
Owner				Permit Number	BU442661
Contractor				Approved Use of Building/Land	Multi Dwelling
Contractor's Business License Account				Present Use of Building/Land	Same

Reason for Inspection Field review for building permit for balcony repairs

Narrative/Observations

This is a 3 storey non sprinkled wood frame building facing 1 street.
An engineers report has been received and reviewed, sent to domino

Requirements

Recommendations

OK to issue permit

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: August 28, 2008

David O'Halloran
Inspector's Name

For Manager or Assistant Manager Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: domino

FYI to:

R Dyck

Manager / Supervisor

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No 298107

Property Address 2178 TRIUMPH		Date of Inspection 95-04-19	
Name and Address of Property Owner/Agent WILLIAM KWOK		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } MULTIPLE	
Contractors Business Address	Contractors Business License Account No. 49753	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } SMELLING	
Reason for Inspection RECHECK -- S.O. M. ORDER OF MARCH-3-95			

INSPECTION TODAY SHOWED THAT MOST OF THE ITEMS LISTED IN OUR S.O. M. ORDER DATED MARCH 3RD, 1995 HAVE BEEN RECTIFIED.

I SPOKE WITH THE RESIDENT MANAGER (VALERIE SUITE **S.22(1)**) AND SHE INDICATED THAT THEY ARE WAITING FOR QUOTATIONS FOR THE MAJOR ITEMS (ROOF REPAIRS AND CARPET REPLACEMENT)

REC.: DAILY TO MAY 19TH - 1995, OUT TO MONITOR WORK PROGRESS.

J. ARAYA
Property Use Insp. - Dist. No. **08**

Date Report Made **95-04-20**

☐ BLDG
☐ P/Gas
☐ Elect
☐ Ind Waste
☒ PUI
☐ OTHER

Inspector's Name _____ Signature _____

- ☐ File _____
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ attention in _____ days
if no _____

May 19/95

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 359915

Property Address 2178 TRIUMPH		Date of Inspection APRIL 3, 2000	
Name and Address of Property Owner/Agent 537070 BCL LTD		Number of Storeys 3	Permit No.
Contractor @ 6624 ALEXIS DR. VANC.		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address VGP SH9	Contractors Business License Account No. 158027	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection RECHECK I.P. No. 362474 - S of M ORDER			

OBS: INSPECTION REVEALED THAT THE S of M INFRINGEMENTS HAVE BEEN RECTIFIED.

REC: FILE

Date Report Made APRIL 3, 2000	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	R. MARIANI Property Owner/Agent -- BCL LTD Inspector's Name	OB Signature
--	---	--	--	------------------------

☒ File **AA**
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

W

MEMORANDUM

TO: Julio Araya, D.P.U.I.
FROM: Barbara

DATE: May 7th

RE:

2178 Triumph

Charges laid under S.O.B. sections
14.1(1), 9.1(1) & 13.1(3).

Owner states repairs being done; he has
to appear in court Tues. May 7th at 2:00pm

I need you to do an insp Tues. morning
as to the status of this & either come
back to the office by 1:00 or phone me
with the info.

Please see
me & thanks

Kolbinson, Rita

From: Wong, Catherine
Sent: Monday, April 04, 2011 12:56 PM
To: DOMINO (CITYVAN)
Subject: FW: FYI regarding 2178 TRIUMPH ST - BU442661

File

From: Williams, Gwen
Sent: Thursday, December 09, 2010 10:12 AM
To: Wong, Catherine
Subject: FW: FYI regarding 2178 TRIUMPH ST - BU442661

Hi Catherine,

The balconies at this site have been replaced. I left a message with the owner to book the final inspection. Report to follow after final inspection complete.

Gwen

From: O'Halloran, David
Sent: Thursday, November 25, 2010 8:19 AM
To: Wong, Catherine; Williams, Gwen
Subject: RE: FYI regarding 2178 TRIUMPH ST - BU442661

Catherine, I am forwarding this to Gwen it is not my area.

From: Wong, Catherine
Sent: Wednesday, November 24, 2010 3:27 PM
To: O'Halloran, David
Subject: FW: FYI regarding 2178 TRIUMPH ST - BU442661

Hi David,

I'm following up on the outstanding balconies to be repaired under [BU442661](#) and noticed that there hadn't been any action since your last prism entry of Aug 18, 2009. Can you advise if work is progressing? Or if you would like us to send a reminder letter to the owners advising them to complete work within 30 days?

Main # = 2178 Street Name = TRIUMPH ST Doc Type = BU Doc Subtype =

One more question: [BU440953](#) requires the owner to install hard-wired smoke alarms throughout the building. Although this BU was finalized on March 9, 2009, I don't see any Electrical Permit for the smoke alarms. Can you advise if the smoke alarms have been installed?

Thanks, Catherine.

4/4/2011

**Tenant Heat or Hot Water Complaint - No Heat - 101000339389**

Case Created: 9/21/2012 2:10:00 PM

Address of Premises Involved:

Address: 2178 TRIUMPH ST

Complainant:

Contact: s.22(1)
Address: s.22(1) 2178 Triumph St, Vancouver
Phone number: s.22(1)
Preferred contact: None

Request Details:

1. What is the nature of the concern? *	No Heat
2. Has the landlord been advised of the issue? *	Yes
2a. Provide details: *	Heat has been turned off over a dispute that is not related to current tenancy agreement.
3. How long has the problem existed? *	09/17/2012
4. Caller's daytime phone number: *	s.22(1)
5. (Don't ask just record - Did caller indicate they want a call back?)	Yes

Additional Details:

EN _____ 081547 _____
FYA to: _____ Alvin Martin 87511 _____
FYI to: _____

TO DOMINO ONLY
DO NOT ROUTE

Frison, Cindy

From: Frison, Cindy
Sent: Friday, January 25, 2008 11:43 AM
To: O'Halloran, David
Cc: Mueske, Darren
Subject: 2178 Triumph

08/02/29 CJ

Hi guys,

Just to let you know that I have changed the date of the detailed access inspection that you asked for David from Jan. 29th at 11:30 to coincide with the order of Nov.26th by Darren which requested a detailed access for Feb.4th at 11:00 am. I discussed this with Barb and that was what she asked me to do. Hope this make sense.

So David, you and Darren will attend the detailed access inspection on **Feb.4th at 11:00 am.**

Cheers,
Cindy



CITY OF VANCOUVER

COMMUNITY SERVICES

Licences and Inspections Department

Co-ordinated By-law Enforcement Division

REGISTERED

August 28, 2002

PLEASE REFER TO:

Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 369064
EN 004 832

537070 BC Ltd.
6626 Angus Drive *PER Ptx @ LAND TITLES*
Vancouver, BC
V6P 5H9

Disary? No Yes ✓
To: DBL - B. MARIANI
Date: SEP 27/02 Ini: EH

Dear Sir/Madam:

RE: 2178 Triumph Street - Unit No. S.22(1)

On August 20, 2002, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following Standards of Maintenance deficiencies were observed:

1. The bi-fold doors on the hallway closet have been removed - to be replaced.
2. The door closer on the entrance door is loose and rubs against the top of the door - to be repaired.
3. The hallway walls have cracks in them - to be repaired, filled, sanded and painted.
4. The doors on the kitchen cabinets are not hinged and the door latches have been removed - to be repaired.
5. The plywood decking on the balcony is rotting and has several holes - decking to be replaced.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, within 30 days of the date of this order.

Failure to comply with this order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,

A handwritten signature in black ink, appearing to read 'D.H. Jackson', with a long horizontal flourish extending to the right.

D.H. Jackson, P. Eng for
City Building Inspector and
Chief Building Official

RM/rh

Q:\Correspondence\Standards of Maintenance\2002Archives\08 - August\2178trumph.wpd

2002/08/28 14.01.31 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 2178 TRIUMPH Co-ordinate: 586-259-58-0000

Lot code : 0 STANDARD DIMENSIONS Neighbourhood code : 014
Width : 148.50 FT Postal code : V5L 1K9
Length : 122.00 FT Zone code :
Area : 18,117.00 SF Record status : ACTIVE

Land value : \$1,287,000 (2002) Plan number :
Impr value : \$418,000 (2002) Homeowner grant : No

Number of owners: 1

537070 BC LTD

6626 ANGUS DR

VANCOUVER BC

V6P 5H9

Legal description:

Lot	Block	Sect	Town	Ra	Plan	DL	LD
4-6	30				178	184	

015 500 063

F1=Help F2=Print F12=Return

F13=Additional owners

Date: 02/08/28 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
TITLE - BL193359

Time: 14:05:10
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BL193359
FROM TITLE NO: BF408168

APPLICATION FOR REGISTRATION RECEIVED ON: 30 MAY, 1997
ENTERED: 12 JUNE, 1997

REGISTERED OWNER IN FEE SIMPLE:
537070 B.C. LTD., INC.NO. 537070
6626 ANGUS DRIVE
VANCOUVER, BC
V6P 5H9

2178 TRIUMPH STREET

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 015-500-063
LOT 4 BLOCK 30 DISTRICT LOT 184 PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE
BN26337 1999-02-01 14:19
REGISTERED OWNER OF CHARGE:
PEOPLES TRUST COMPANY
INCORPORATION NO. 33943A
BN26337
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS
BN26338 1999-02-01 14:19
REGISTERED OWNER OF CHARGE:
PEOPLES TRUST COMPANY
INCORPORATION NO. 33943A
BN26338
REMARKS: INTER ALIA

CROWN DEBT
BR263127 2001-10-05 10:59
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
BR263127
REMARKS: RESIDENTIAL TENANCY ACT

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

CONTINUES ON PAGE 002

Date: 02/08/28
Requestor: (PG14135)

TITLE SEARCH PRINT - VANCOUVER
CITY OF VANCOUVER
TITLE - BL193359

Time: 14:05:10
Page: 002

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

C 4755

EN 024681

Address of Premise Involved: 2178 Triumph	Date: May 5, 2021
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) 2178 Triumph	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: [Signature]
--	-----------------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Standards of Maintenance	
<input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____	
Broken intercom. Not working for 2 months now. Owner refused to have it fixed.	
CONFIDENTIAL	
Call Complainant Back: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Received By: Arlene Yio	
Referred To: Syd Kellogg	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No 298106


Property Address 2178 TRIUMPH		Date of Inspection 95-04-18	
Name and Address of Property Owner/Agent WILLIAM KWOK		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } MULTIPLE	
Contractors Business Address		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } DWELLING	
Reason for Inspection COMPLAINT — S. OF M.		Contractors Business License Account No. 48753	

INSPECTION TODAY SHOWED THE FOLLOWING
S. OF M. VIOLATIONS:

- SUITE **s.22(1)**
- KITCHEN VINYL FLOOR IS WORN AND BADLY DAMAGED — REPLACE
 - OVEN IS NOT WORKING — REPAIR
 - BEDROOM CARPET IS DIRTY, WORN AND BURNED — REPLACE
 - CLOSET DOORS ARE MISSING — ARC — VIDE
 - BATHROOM SINK AND COUNTERTOP ARE BROKEN — REPLACE

OVER

 J. ARAYA
 Property Use Insp. — Dist. No. **08**

Date Report Made 95-04-20	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elec	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> HUI <input type="checkbox"/> OTHER	Inspectors Name 	Signature
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OFFICE USE

 Recheck by Inspector in _____ days
 attention in _____ days
 if no _____

☐ File
☐ Carbon Copy to
☒ Refer to **Heather**
☐ **30 day letter**
☐

COPY SENT

①

V6

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

Page 2 of 5

Property
Address

2178 TRIUMPH

IR No. 298106 cont'd

SUITE 5.22(1)

- KITCHEN VINYL FLOOR IS WORN AND
BARELY DAMAGED — REPLACE
- BATHROOM VINYL FLOOR IS WORN
AND BARELY DAMAGED — REPLACE

SUITE 5.22(1)

- BATHROOM DOOR IS BROKEN — REPLACE
- GROUT BETWEEN WALL CERAMIC
TILES IS STAINED AND CONTAINS
MOLD — CLEAN OR REPLACE
- KITCHEN BACKPLATE MISSING —
PROVIDE
- BEDROOM CLOSET DOOR MISSING —
PROVIDE

SUITE 5.22(1)

- STOVE CANOPY IS BROKEN — REPLACE
- SMOKE DETECTOR IS BROKEN —
REPLACE

SUITE 5.22(1)

- BATHROOM DOOR IS BROKEN — REPLACE

SUITE 5.22(1)

- SMOKE DETECTOR IS BROKEN — REPLACE
- BEDROOM WINDOW FRAME IS BROKEN —
REPLACE
- THERMOSTAT COVER IS MISSING —
PROVIDE
- FRIDGE IS BROKEN — REPLACE

SUITE 5.22(1)

- BEDROOM CLOSET DOOR IS MISSING —
PROVIDE
- LIVINGROOM CEILING IS DAMAGED DUE
TO WATER LEAK — REPAIR

Date

Report Made 95-04-20

J. ARAYA

Property Use Insp. - Dist. No. 08

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only. COPY SENT

OVER

PERMITS & LICENSES DEPARTMENT
 INSPECTION REPORT

Page 3 of 5

 Property
 Address

2178 TRIUMPH

IR No. 295106 cont'd

 SUITE # 5.22(1) • ENTRANCE CARPET IS MISSING —
 PROVIDE

 SUITE # 5.22(1) • SMOKE DETECTOR IS MISSING — PROVIDE
 • BEDROOM CLOSET DOORS MISSING —
 PROVIDE
 • BATHROOM DOOR IS MISSING —
 PROVIDE

 SUITE 5.22(1) • HALL CLOSET DOORS ARE BROKEN —
 REPLACE
 • CLOSET DOORS ARE MISSING —
 PROVIDE
 • KITCHEN VINYL FLOOR IS WORN
 AND BARELY DAMAGED — REPLA-
 CE
 • CEILING AND WALLS OUTSIDE
 THE SUITE ARE BARELY DAM-
 AGED DUE TO WATER LEAK —
 REPAIRED

 SUITE 5.22(1) • CLOSET DOORS MISSING — PROVIDE
 • GROUT AROUND TOILET AND
 BATHTUB IS STAINED AND
 CONTAINS MOULD — CLEAN OR
 REPLACE

 SUITE 5.22(1) • STOVE IS NOT WORKING PRO-
 PERLY — REPAIR
 • SMOKE DETECTOR BROKEN — REPLACE

Date

Report Made 05-04-20

J. ARAYA

Property Use Insp. — Dist. No.

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

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OVER

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

Page 4 of 5

Property
Address

2178 TRIUMPH

IR No. 298106 cont'd

- SUITE s.22(1) • KITCHEN COUNTER IS BROKEN —
REPLACE
• BEDROOM CLOSET DOOR MISSING —
PROVIDE
• SMOKE DETECTOR MISSING —
PROVIDE

- SUITE s.22(1) • SMOKE DETECTOR MISSING —
PROVIDE

- SUITE s.22(1) • KITCHEN COUNTER BROKEN —
REPLACE
• BEDROOM CLOSET DOOR MISSING —
PROVIDE

- SUITE s.22(1) • BATHROOM FAN MISSING —
PROVIDE

- SUITE # s.22(1) • CARPET IN ENTRANCE HALL AND
CLOSET MISSING — PROVIDE

- SUITE # s.22(1) • SMOKE DETECTOR BROKEN — REPAIR

- SUITE # s.22(1) • KITCHEN COUNTERTOP IS BROKEN —
REPLACE
• KITCHEN VINYL FLOOR IS WORN
AND PARTLY DAMAGED — REPLACE

- SUITE # s.22(1) • STOVE FRONT BURNERS ARE NOT
WORKING — REPAIR

Date

Report Made 05-04-20

J. ARAYA

Property Use Insp. — Dist. No. 00

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

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OVER

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

Page 5 of 5

Property
Address

2175 TRIUMPH

IR No. 298106 cont'd

SUITE # S.22(1)

- STORE FRONT BARNERS ARE NOT WORKING — REPAIR
- BASE OF TOILET IS LOOSE — REPAIR
- BATHROOM DOOR BROKEN — REPLACE

SUITE # S.22(1)

- CLOSET DOORS MISSING — PROVIDE
- KITCHEN VINYL FLOOR IS WORN AND DAMAGED — REPLACE

RE-F. : 30 DAY S. OF M. BY-LAW LETTER
TO R. C.

Date

Report Made 95-04-20

J. ARAYA
Property Use Insp. — Dist. No. 082

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

COPY SENT

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 340438


Property Address 2178 TRIUMPH		Date of Inspection 98-03-18	
Name and Address of Property Owner/Agent 537070 BC LTD		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Contractors Business License Account No. 98-169371	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection RECHECK S.O.F.M. BY-LAW LETTER DATED 98-02-12			


INSPECTION TODAY SHOWED THAT THE ITEMS LISTED IN OUR S.O.F.M BY-LAW LETTER HAVE BEEN FIXED.

NO FURTHER ACTION REQUIRED

REC.: FILE FOR INFO

J. ARAYA
Property Use Insp. - Dist. No. 08

Date Report Made 98-03-19	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
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- ☒ File 
- ☐ Carbon Copy to _____
- ☐ Refer to _____
- ☐ _____
- ☐ _____
- ☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
- ☐ _____ attention in _____ days
- if no _____





CITY OF VANCOUVER

COMMUNITY SERVICES

Licences and Inspections Department
Inspections Division

PLEASE REFER TO:

Rishena McCarthy
Inspection Support Services
rishena.mccarthy@vancouver.ca
at 604.873.7601

June 21, 2006

Greywolf Electrical Contracting
2211 Wall Street #405
Vancouver, BC
V5L 1H8

RE: EL481295
2178 Triumph Street

As the holder of the above-noted Electrical Permit, please be advised that we have no record of your request for inspection within the last 180-day period.

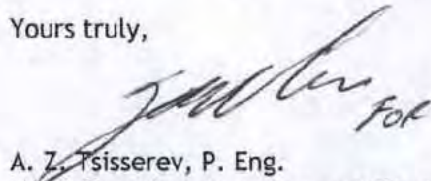
The BC Electrical Safety Regulation Section 19(1) states:

19. (1) If a person holds an electrical installation permit, the field safety representative named on the permit must request an inspection at least once in every 180 day period.
- (3) On the completion of each phase of electrical work under an installation permit, the field safety representative named on the permit must request an inspection.
- (6) After reviewing a request under subsection (1) or (3), the regulatory authority may require
 - (a) an inspection, or
 - (b) a declaration that the work performed under the permit complies with the Act and the regulations.

Therefore, you are requested to provide the above stated declaration by July 05, 2006. Our fax number is 604-873-7100.

Failure to comply with this letter may result in the cancellation of your permit privileges in the City of Vancouver in accordance with Section 5.2(d) of the City of Vancouver Electrical By-law. Further disciplinary action may also be taken in accordance with the Electrical Safety Regulation.

Yours truly,



A. Z. Tsisserev, P. Eng.
Chief Electrical Inspector and City Electrician

AZT/rn

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

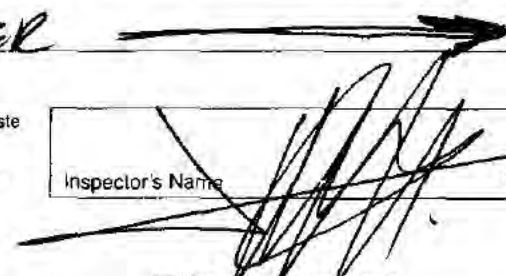
IR 341096

Property Address 2178 TRIUMPH		Date of Inspection 98-02-04	
Name and Address of Property Owner/Agent 537070 BC LTD		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Contractors Business License Account No. 169371	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection NIST INSPECTION			

INSPECTION TODAY SHOWED THE FOLLOWING S. OF M. VIOLATION :

SUITE **5.22(1)** — BEDROOM WINDOW BROKEN — REPLACE
 SUITE **5.22(1)** — DINING AREA LIGHT FIXTURE MISSING — PROVIDE
 SUITE **5.22(1)** — DOOR IN KITCHEN CABINET MISSING — PROVIDE
 — BATHROOM DOOR DAMAGED — REPAIR & PAINT
 SUITE **5.22(1)** — BALCONY SLIDING GLASS DOOR AND TRACKS
 ARE NOT WORKING PROPERLY — REPAIR OR REPLACE
 SUITE **5.22(1)** — BATHROOM CEILING IS LEAKING, DAMAGING THE
 WALLS — LOCATE LEAK, REPAIR AND PAINT
 BATHROOM
 — FAN COVER MISSING — PROVIDE

OVER

Date Report Made 98-02-05	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> LPU1 <input type="checkbox"/> OTHER	Inspector's Name 	Signature
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- ☐ File
☐ Carbon Copy to
☒ Refer to **2021**
☐ **-30 DAY SIM letter**
☐
☐ **jl**

OFFICE USE

J. ARAM SENT
COPY SENT
Property Use Insp. — Dist. Div.

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no **00**

jl

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 341096 cont'd

Property Address	<u>2178 TRIUMPH</u>	
Name and Address of Property Owner/Agent	<u>537070 INC LTD</u>	Permit No.

SUITE # 5.22(1) • BATHROOM FAN IS BROKEN AND COVER MISSING — REPAIR OR REPLACE FAN AND PROVIDE COVER

• STOVE IS NOT WORKING PROPERLY — REPAIR OR REPLACE

SUITE # 5.22(1) • STOVE NOT WORKING PROPERLY — REPAIR OR REPLACE

• FRONT DOOR LOCK IS LOOSE — SECURE

• BATHROOM SINK & TOILET ARE LOOSE — SECURE

• TILES IN BATH^{TUB}ROOM ENCLOSURE ARE TOO LOW, THEREFORE DRYWALL IS WATER DAMAGED AND PAINT IS PEELING — REDO BATH^{TUB} ENCLOSURE

SUITE # 5.22(1) • TOILET & ~~TOILET~~ TOILET BOWL EXTREMELY LOOSE — SECURE

• KITCHEN SINK FIXTURES EXTREMELY LOOSE — SECURE

• BALCONY DOOR (SLIDING) LOCK IS BROKEN — REPLACE

Date Report Made 08-02-05

J. ARAYA
Property Use Insp. — Dist. No. 08

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORTIR No. 341096 cont'd

Property Address	<u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 B.C. LTD.</u>	

SUITE s.22(1) • STOVE NOT WORKING PROPERLY
— REPAIR OR REPLACE

REC.: 30 DAY S. OF M. BY-LAW LETTER TO
R.O.

Date Report Made	<u>98-02-05</u>
------------------	-----------------

J. ARAYA
Property Use Insp. - Dist. No.

08

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

Cabuay, Malou

From: Urekar, Lynn
Sent: Tuesday, March 09, 2010 12:59 PM
To: DOMINO (CITYVAN); Kang, Ameeta
Cc: Mueske, Darren
Subject: FW: RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156
Attachments: 401-2178 Two Month Notice.pdf

Hi Ameeta,

Please write an extension to our order of Jan 22nd, 2010 to now expire April 30th per the request. The order did expire Feb 26th but it is ok to do the extension per Catherine Wong.

Thanks, Lynn

Lynn Urekar

Supervisor, Property Use Branch

City of Vancouver

License & Inspections, Property Use

Tel: 604.873.7179 Email: lynn.urekar@vancouver.ca

vancouver.ca/inspections

From: Mueske, Darren

Sent: Tuesday, March 02, 2010 10:02 AM

To: Urekar, Lynn

Subject: RE: RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156

Hi Lynn,

I just spoke with the complainant. They are vacating at the end of March.

I don't have a problem with an extension until the end of April.

Darren

From: Urekar, Lynn
Sent: Wednesday, February 24, 2010 11:38 AM
To: Bilesh Liyanage
Cc: Mueske, Darren
Subject: RE: RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156

Hi Bilesh

Please provide us with a copy of your notice to the tenant. We will then consider your request.

Thanks, Lynn

From: Bilesh Liyanage [mailto:bilesh_accounts@telus.net]
Sent: Tue 23/02/2010 9:03 PM
To: Urekar, Lynn
Cc: Mueske, Darren
Subject: RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156

Good Morning Lynn,

We have a repair order from the city for the above suite and we have started the work and our contractor don't

3/9/2010

want to continue their work in the suite since it's occupied . They don't want work unless the suite is vacant due to the extent of the work that they have to do(Removal of sub floor / Installing new floor / Bathroom / Kitchen etc) . We have asked the tenants to relocate to an another suite and they have refused that.

We have given them a 2 Months Notice To Move Out according to Residential Tenancy Guidelines and waiting for them to vacate the suites to complete the work order.

Please give us an extension on the completion date

Thank You,

Bilesh Liyanage
604-838-4487

2 MONTH NOTICE TO END TENANCY FOR LANDLORD'S USE OF PROPERTY

Residential Tenancy Act, s. 49

2 MONTH NOTICE TO END TENANCY BECAUSE THE TENANT DOES NOT QUALIFY FOR SUBSIDIZED RENTAL UNIT

Residential Tenancy Act, s. 49.1

Form #RTB - 32

TENANT: YOU MAY BE EVICTED IF YOU DO NOT RESPOND TO THIS NOTICE.

To the TENANT(S) (full names are required)				
s.22(1)		s.22(1)		
Last name		First and middle names		
s.22(1)		s.22(1)		
Last name		First and middle names		
Service Address (address where documents will be given personally, left for, faxed, or mailed to the tenant for service)				
s.22(1)	2178 TRIUMPH ST		VANCOUVER	BC V5L 1K9
Unit #	Street # and street name		City	Province Postal Code
Daytime phone number		Other phone number		Fax number for service of documents
From the LANDLORD (if the landlord is a business name, enter the full legal business name in the "last name" box)				
TRIUMPH MANAGEMENT		LTD. 537070 BC		
Last name		First and middle names		
Service Address (address where documents can be given personally, left for, faxed, or mailed to the landlord for service)				
769	EAST HASTINGS ST		VANCOUVER	BC V6A 1R3
Unit #	Street # and street name		City	Province Postal Code
Daytime phone number		Other phone number		Fax number for service of documents
104 662-3102				64 255-8471

NOTICE TO END TENANCY**I, the landlord, am hereby giving you two months notice to move out of the rental unit located at:**

s.22(1)	2178 Triumph St		Vancouver	BC	V5L 1K9
Unit #	Street # and street name		City	Province	Postal Code
by (date when tenant must move out of the rental unit)					
30	April	2010	Landlord's or Agent's signature: Johannes DeGrunt		
Day	Month	Year	Print name: Johannes DeGrunt		
			Date: February 19th 2010		

This is page 1 of a 2-page Notice. The landlord must sign this Notice and the tenant must receive page 1 and page 2.

Office of Housing and Construction Standards

Residential Tenancy Branch

Lower Mainland: 604-660-1020 Victoria: 387-1602 Elsewhere in BC: 1-800-665-8779

Website: www.rto.gov.bc.ca

#RTB - 32 (2008/03)



Served Personally Feb 19/2010 ~ 11:45 AM
To s.22(1) / By Johannes DeGrunt

REASONS FOR THIS 2 MONTH NOTICE TO END THE TENANCY (put an "x" in all the boxes that apply)

<input type="checkbox"/>	The rental unit will be occupied by the landlord or the landlord's spouse or a close family member (father, mother, or child) of the landlord or the landlord's spouse
<input type="checkbox"/>	A family corporation owns the rental unit and it will be occupied by an individual who owns, or whose close family members own, all the voting shares
<input type="checkbox"/>	All of the conditions for sale of the rental unit have been satisfied and the purchaser has asked the landlord, in writing, to give this Notice because the purchaser or a close family member intends in good faith to occupy the rental unit
<input checked="" type="checkbox"/>	The landlord has all necessary permits and approvals required by law to demolish the rental unit or repair the rental unit in a manner that requires the rental unit to be vacant
<input type="checkbox"/>	The landlord intends to convert the residential property to strata lots or a not-for-profit housing cooperative
<input type="checkbox"/>	The landlord intends to convert the rental unit for use by a caretaker, manager or superintendent of the residential property
<input type="checkbox"/>	The landlord has all necessary permits and approvals required by law to convert the rental unit to a non-residential use
<input type="checkbox"/>	The tenant no longer qualifies for the subsidized rental unit

COMPENSATION FOR TENANTS

- On or before the effective date of this Notice, the landlord must pay the tenant an amount equal to one month's rent payable under the tenancy agreement.
- If this Notice is ending a periodic tenancy, the tenant may withhold the last month's rent instead of being paid compensation.
- Compensation is not owed to tenants who receive this Notice because they do not qualify for the subsidized rental unit.
- If a tenant has already paid the last month's rent, the landlord must refund the rent as the compensation.
- If the landlord does not take steps toward the purpose for which this Notice was given or if the unit is not used for the stated purpose for at least 6 months beginning within a reasonable period after the effective date of this Notice, the landlord or purchaser must pay the tenant an additional amount equal to double the monthly rent paid under the tenancy agreement.
- If this is a periodic tenancy, a tenant who receives this Notice can give 10-days notice and move out early. The landlord must still pay the tenant one-month's rent as compensation.

WHEN THE TENANT WILL BE ASSUMED TO HAVE RECEIVED THIS NOTICE

- The date when the landlord gives this Notice to the tenant in person, or
- The date when the landlord leaves this Notice with an adult (19 years or older) who apparently lives with the tenant, or
- 3 days after the landlord leaves this Notice in the mailbox or mail slot for the address where the tenant lives, or
- 3 days after the landlord faxes this Notice to a fax number provided by the tenant, or
- 3 days after the landlord attaches a copy of this Notice to the door or other noticeable place at the address where the tenant lives, or
- 5 days after the landlord mails this Notice (by registered or regular mail) to the tenant at the address where the tenant lives.

INFORMATION FOR TENANTS WHO RECEIVE THIS NOTICE TO END TENANCY

- You have the right to dispute this Notice within 15 days after it is assumed to be received by filing an Application for Dispute Resolution at the Residential Tenancy Branch. A Dispute Resolution Officer may extend your time to file an Application, but only if he or she accepts your proof that you had a serious and compelling reason for not filing the Application on time.
- If you do not file an Application for Dispute Resolution within 15 days, you are presumed to accept that the tenancy is ending and must move out of the rental unit by the date set out on page 1 of this Notice (You can move out sooner). If you do not file the Application or move out, your landlord can apply for an Order of Possession that is enforceable through the court.

INFORMATION FOR LANDLORDS WHO WANT TO END A TENANCY

- Take steps to confirm that the tenant actually receives this Notice when it is assumed to be received. A Dispute Resolution Officer may set this Notice aside if the tenant can prove that he/she did not receive this Notice due to circumstances beyond his/her control.
- If the tenant fails to move out of the rental unit, or if you believe the tenant does not intend to move out and the tenant's deadline to dispute this Notice has expired, you can apply to the Residential Tenancy Branch for an Order of Possession.
- If the tenant applies to dispute this Notice, you can attend the tenant's hearing and verbally ask for an Order of Possession.

INFORMATION FOR BOTH LANDLORDS AND TENANTS

- Keep copies of all Notices to End Tenancy and record each date and how the Notice was given or received.
- An error in this Notice or an incorrect move-out date on this Notice does not make it invalid. A Dispute Resolution Officer can order that the tenancy ends on a date other than the date specified in this Notice.
- It is against the law for a landlord to (1) physically evict a tenant without a Writ of Possession, or (2) change the locks without a Dispute Resolution Officer's order to do so, or (3) seize a tenant's personal property without a court order.
- More information is available online: www.rto.gov.bc.ca
Or by telephoning: Lower Mainland 604-660-1020 Victoria 387-1602 Elsewhere in B.C. 1-800-665-8779

This is page 2 of a 2-page Notice. The landlord must sign this Notice and the tenant must receive page 1 and page 2.

Signed to s.22(1)
Refused to take Notice

At 11:30 AM Feb 19/2010



Fire and Rescue
Services

#201-456 West Broadway, Vancouver, B.C., Canada V5Y 1R3 (604) 873-7595 Fax (604) 873-7872

August 5, 1998

Triumph Management
2178 Triumph Street
Vancouver, B.C.

Attention: Tom

Dear Sir:

Re: 2178 Triumph Street, Vancouver, B.C.

A search of our files indicates that there are no orders outstanding as of this date.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,

A handwritten signature in black ink, appearing to read 'John Poole'.

John Poole
Fire Prevention Inspector
F:\Work\Wp\OrderLtrs\2178TriumphSt

Smoke Alarms & Fire Sprinklers...
DON'T STAY HOME WITHOUT THEM!

Peoples TRUST

July 30, 1998

Mr. Gurdyal S. Sahota
6626 Angus Drive,
Vancouver, B.C.
V6P 5H9

Dear Mr. Sahota:

Re: 2178 Triumph Street, Vancouver, B.C.
1210 Cameron Street, New Westminster, B.C.
1211 Cameron Street, New Westminster, B.C.

CMHC has requested the following information in connection with the above captioned:


1) 2178 Triumph Street

- a) Letter from the Fire Marshall stating that there are "No Outstanding Orders".
- b) Letter from the City stating that there are "No Outstanding Orders" with regards to the electrical and building codes.

Not Responsive to Request


Please provide me with the above information at your earliest attention.

Yours truly,
PEOPLES TRUST COMPANY


Brian D. Kennedy,
Assistant Vice-President, Mortgages

*Call Tom when
letter ready.
Page #: 801-1691
He will pick it up*



VANCOUVER FIRE & RESCUE SERVICES FIRE PREVENTION DIVISION	
TF	FH
FPI: 	
LETTER # 1	
ENTERED BY: _____	

Head Office
#1400 - 353 Dunsmuir St.
Vancouver, B.C. V6C 2K4
Telephone: (604) 683-2661
Facsimile: (604) 683-4796

Regional Office
#303 - 895 Ford St.
Victoria, B.C. V8W 1H7
Telephone: (250) 386-5556
Facsimile: (250) 386-5558

Regional Office
#955-808 4th Avenue S.W.
Calgary, Alberta T2P 3E8
Telephone: (403) 237-8975
Facsimile: (403) 266-5002

Regional Office
#2020-130 Adelaide St. W.
Toronto, Ontario M5H 3P5
Telephone: (416) 368-3268
Facsimile: (416) 368-9372

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 343218

Property Address 2178 TRIUMPH		Date of Inspection 98-05-21	
Name and Address of Property Owner/Agent 537070 BC LTD		Specifics of Property Address # S.22(1)	Permit No.
Contractor		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>
Contractors Business Address	Business License Account No. 98-169371	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.D. M.D.
Reason for Inspection COMPLAINT			

INSPECTION TODAY SHOWED THE FOLLOWING
S. OF M. BY-LAW VIOLATIONS IN SUITE

S.22(1)

- BATHTUB ENCLOSURE NEEDS CAULKING — REPAIR
- LIGHT FIXTURE IN DINING AREA IS HANGING — REPAIR
- SMOKE ALARM IS DISCONNECTED — CONNECT
- TOILET BOWL IS SHAKING — SECURE

REC.: 30 DAY S.O.F.M. BY-LAW LETTER TO
R.O.

Date Report Made 98-05-22	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name	Signature
------------------------------	---	--	------------------	-----------

- ☐ File
☐ Carbon Copy to
☒ Refer to *30 day letter*
☐
☐
☐

OFFICE USE

J. ARAYA
Property Use Insp. — Dist. No.

- ☐ Recheck by inspector in _____ days
☐ attention in _____ days

If no _____

J.

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

IR 375803

Property Address 2178 TRIUMPH.		Specifics of Property Address S.22(1)	Date of Inspection Nov 19/04
Name and Address of Property Owner/Agent 537070 BC Ltd.		Number of Storeys	Permit No.
Contractor MGR: PETER SURANS 290-8259 or 253-2243		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> ART Bldg	
Contractors Business Address	Contractors Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection RECHECK SM ref IR 376096			

INSPECTION SHOWED 0/5 VIOLATIONS
 HAVE BEEN RECTIFIED.

VIOLATIONS CLEAN.

REC: FUE

Date Report Made Nov 19/04	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp: <input checked="" type="checkbox"/> Dist: <input checked="" type="checkbox"/> Not Inspector's Name Signature
-------------------------------	---	--	---

- ☒ File
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 If no _____



Property Use Inspection Report

Page 1 of 2

IR Number	UI 41885	EN Number	EN 059156	Date of Inspection (yyyy/mm/dd)	2010/01/12
Main Address	2178 Triumph st			Specifics and/or Suite #	s.22(1)
Secondary Address					
Tenant	s.22(1)			Number of Storeys	4
Owner	537070 BC Ltd			Permit Number	
Agent	Paul Sahota			Approved Use of Building/Land	Apartment - 35 units
District Zone	RM-3A			Present Use of Building/Land	Apartment
Business License	10-106255				

Reason for Inspection Complaint from tenant #401 about water leaking from patio door or radiator.

Narrative/Observations

Inspection of s.22(1) revealed:

- Carpet in living room is wet & emitting a musty smell, specifically at the foot of the patio door.
- The leak may be coming from the roof (roof deck area) or the hot water baseboard.
- The sub floor under the wet portion of carpet is black with mould.
- The linoleum kitchen flooring has holes & is ripped.
- The kitchen counter top around the sink & specifically around the faucet is rotten.
- The bathroom counter top is missing tiles.
- Room is infested with mice - witnessed two traps with fresh kills.
- The wood roof deck is unsafe as the wood is beginning to rot, is covered with mildew, very dirty & super slippery.
- The wood roof deck should be removed to inspect the roofing at the base of the patio door for damage that could be causing a leak.
- The room has various places with drywall damage & is in need of fresh paint.
- Tenants live neat & have been in the room for 6 years. They are now paying \$680 / mo.

ITEMS TO BE LISTED ON ORDER:

- REPAIR SOURCE OF WATER LEAK INTO LIVING ROOM.
- REPAIR & CLEAN MOULD FROM SUBFLOOR.
- REPLACE LIVING ROOM FLOORING.
- REPLACE KITCHEN FLOORING.
- REPLACE KITCHEN COUNTER TOP.
- REPAIR / REPLACE BATHROOM COUNTER TOP.
- REPAIR / REPLACE WOOD ROOF DECK. IF REPAIRED IT IS TO BE CLEANED & PAINTED WITH A NON- SLIP PAINT.
- REPAIR DRYWALL DAMAGE & PAINT WALLS & CEILING.
- PLUG ALL HOLES ie; IN CUPBOARDS & AT BASE OF WALLS.
- INSTALL BASEBOARDS FIT TIGHT TO FLOOR THROUGHOUT UNIT.
- INSTALL DOOR SWEEP.

NOTE: ORDER IS TO EXPIRE ON MARCH 31, 2010.

Requirements

VIOLATION OF STANDARDS OF MAINTENANCE BY LAW

IR Number UI 41885 EN Number EN 059156 Date of Inspection (yyyy/mm/dd) 2010/01/12

Recommendations

STANDARDS OF MAINTENANCE ORDER TO BE SENT TO THE OWNER WITH AN EXPIRY DATE OF MARCH 31/2010.
CC; ORDER TO TENANT s.22(1) -2178 TRIUMPH ST.

Photos Yes Digital No
Taken? Regular

Date Report Made: January 18, 2010

Darren Mueske
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use ☒ Enforcement Project / Permit

FYA to: Ameeta Kang for S of M order to comply by Feb 26th, 2010 / L. Urekar

FYI to:

L. Urekar

Manager / Supervisor

Katigbak, Veronica

From: Kelland, Syd
Sent: Wednesday, May 10, 2006 8:47 AM
To: DOMINO (CITYVAN)
Subject: Untidy Premise - IMG_0034.JPG - 2178 Triumph



IMG_0034.jpg (41 KB)

Syd Kelland
Property Use Inspector
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

(604) 873-7869 office
(604) 506-4340 cell

-----Original Message-----

From: Hamilton, Tom
Sent: Friday, May 05, 2006 5:07 PM
To: Kelland, Syd
Subject: FW: Untidy Premise - IMG_0034.JPG - 2178 Triumph

Syd, please inspect. Thanks, Tom

-----Original Message-----

From: Hastings Sunrise Community Policing Centre [mailto:info@hscpc.com]
Sent: Friday, May 05, 2006 11:33 AM
To: Leonard, Brian
Subject: FW: Untidy Premise - IMG_0034.JPG - 2178 Triumph

Hi Brian,

This is another email from the same resident regarding a different untidy premise. 2178 Triumph Street. Attached is a photo.

Thanks Brian,

Dave Ao
Hastings Sunrise Community Policing Centre
604-717-3584
hastingsunriseipc.com

-----Original Message-----

From: s.22(1)
Sent: Friday, May 05, 2006 10:12 AM
To: pandl@vancouver.ca
Cc: hnapa@vcn.bc.ca; hastingsnorthbia@telus.net
Subject: IMG_0034.JPG - 2178 Triumph

IMG_0034.JPG

Picture taken May 3 rd at 5 p.m. 2006 in lane-way of 2178 Triumph Street

Please consider this this e-mail a complaint against the owners of
2178 Triumph
Street. Untidy premise by-law 4548. Over the past few months I have
monthly
seen this building leave garbage and generally be in poor repair
which very
disrespectful of good neighborhood values.
Thank you for your attention to this matter

s.22(1)

Property Manager
Sutton Realty

s.22(1)



PAL 142 MLH-95
CITY OF VANCOUVER
PERMITS AND LICENSES DEPARTMENT
License Office
City Hall - East Wing - 453 W. 12th Ave.
Vancouver, B.C. V5Y 1V4

Application for Transferof 19 97 License # 16099 Fee \$ 85.00

License must accompany fee.

Old Account # _____ New Account # _____

TO BE COMPLETED BY NEW OPERATOR:Name of Applicant: 537070 B.C. Ltd./Gurdyal Singh SahotaName of Business: Villa Marco PoloAddress of Business: 2178 Triumph Street, Vancouver Phone No.: Business: _____Address of Applicant: 6626 Angus Drive, Vancouver V6P 5H9 Home: _____Has applicant previously held license? No State when and where _____Has applicant been convicted of any offence of a criminal nature or had a previous license cancelled or refused within the past five years? No Particulars (if Yes) _____Date of occupancy or transfer of licensed premises May 30, 1997

I, Gurdyal Singh Sahota on behalf of 537070 BC Ltd. hereby make application for the transfer of the business license in accordance with the particulars as above stated and declare that the above statement is true and correct and I undertake that if I am granted the transfer of the license applied for I will comply with each and every obligation contained in all laws and bylaws now in force or which hereinafter come into force in the City of Vancouver.

Vancouver, B.C. May 30 19 97 Signature of Applicant [Signature]**TO BE COMPLETED BY EXISTING LICENSE HOLDER:**

I hereby agree to transfer (subject to approval of License Office) all my right and interest in the above-mentioned

Business License at: 2178 Triumph St, Vancouver, B.C.Type of Business: Apartment Houseto 537070 B.C. Ltd. and hereby surrender my license for same.Vancouver, B.C. May 29 19 97 Signature of License Holder [Signature]

William Chi Henry Kwok

Transferred to 97-140375-AH



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF **11395**
EN 040495

Address of Premise Involved: <u>2178 TRIUMPH</u>	Date: <u>NOV. 8/07</u>
Owner/Manager:	Phone Number:

Name of Complainant: <u>s.22(1)</u>	
Address: <u>s.22(1)</u> <u>2178 Triumph</u>	Phone Number: <u>s.22(1)</u>

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)

Must be Initialed:

At

Nature of Complaint:

- ☐ Z&D By-law ☐ Building ☐ Electrical ☐ Plumbing ☒ Standards of Maintenance
☐ U/T ☐ Sign ☐ Licences ☐ Other _____

NO heat in complainant's suite since August. Complain came from Brenda (Shane Simpson's office) (604) 775-2277

Call Complainant Back: ☒ Yes ☐ No

Call Complainant To Arrange Inspection Time: ☒ Yes ☐ No

Received By:

Arlene Tio

Referred To:

Darren Mueske

Route: ☐ Yes ☒ No

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



REGISTERED

DIRECTOR
T. Droettboom

CITY BUILDING INSPECTOR
T.R. Timm, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Teichroeb

PLEASE REFER TO:

Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 344281

1999 May 26

537070 B.C. Ltd.
#800 - 1285 West Broadway
Vancouver, BC
V6H 3X8

Co Search

Dear Sirs:

Re: 2178 Triumph Street

On May 13, 1999, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

Unit s.22(1)

1. The bathroom taps leak - to be repaired.

Unit s.22(1)

2. The bathroom door is broken - to be replaced.
3. The kitchen cabinet door is missing - to be provided.

Unit s.22(1)

4. The bathroom ceiling is water damaged - to be repaired and painted.

Unit s.22(1)

5. There is a hole in the living room wall - to be repaired and painted.

Unit s.22(1)

6. The carpet is old and torn - to be replaced (entire suite).

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS ORDER.**

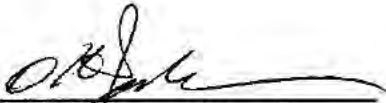
Diary? No ☐ Yes ☒
To: P01
Date: 31 days Init: PL

.../2

.../2

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,



D.H. Jackson, PEng for
CITY BUILDING INSPECTOR

JA/JS/tl1

cc: 537070 BC Ltd.
6626 Angus Drive
Vancouver, BC
V6P 5H9

PTX + Title

Manager
s.22(1) 2178 Triumph Street
Vancouver, BC
V5L 1K9

CITY OF VANCOUVER
COMPLAINT FORM

Date

Nov 27/95

Address of Premises Involved

2178 Triumph

Name of Owner

Name of Complainant

s.22(1)

Address

s.22(1)

Phone:

Nature of Complaint:

* Ceiling leaking
possible roof leaks

The Complainant has been informed that any information that is not

pertaining to their identity is regulated by the Access to Information Act.

pursuant to the Freedom of Information and Protection of Privacy Act

MUST BE INITIALED

Received by:

AF

Referred to:

Submit Report to:

2 WP call
see IR 299296

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR 362474

Property Address 2178 TRIUMPH		Date of Inspection AUG. 31, 1999	
Name and Address of Property Owner/Agent 537070 BC LTD		Number of Storeys	Permit No.
Contractor @ 6626 ARKUS DR. VANC		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.D.
Contractors Business Address V6P 5H9	Contractors Business License Account No. 158021	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.D.
Reason for Inspection ROUTINE - S of M			

Obs: ROUTINE INSPECTION WITH POLICE AND FIRE WARDEN REVEALED THE FOLLOWING S.O.F.M. INFRACTIONS:

UNIT 5.22(1) - BATHROOM

- DOOR HAS HOLES (REPLACE)
- SINK FAUCET LEAKS (REPAIR)
- WALLS & CEILING ARE WATER DAMAGED (REPAIR & PAINT)
- WALL BASE BEHIND TOILET IS DAMAGED (REPAIR)
- CAULKING AROUND BATHTUB CONTAINS MOLD (REPLACE)
- BEDROOM DOOR IS DAMAGED WITH HOLES (REPLACE)

Date Report Made AUG. 31, 1999	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input checked="" type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> UI <input type="checkbox"/> OTHER	08 Inspector's Name [Signature]
--	---	--

☐ File
☐ Carbon Copy
☒ Refer to **hori**
☐
☐
☐

OFFICE USE

30 day self monitor

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

AA

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 362474 cont'd

Property Address	<u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 BC LTD.</u>	

UNIT s.22(1) - BATHROOM CONTAINS UNFINISHED DRYWALL (REPAIR AND PAINT)
- COVER ON BATHROOM FAN HAS BEEN REMOVED (REPLACE)

UNIT s.22(1) - WALLS & CEILING IN BATHROOM HAVE PEELING PAINT (REPAIR & PAINT)
- DRAWER MISSING FROM KITCHEN CABINET (REPLACE)

UNIT s.22(1) - HEATING ELEMENT IN OVEN NOT WORKING (REPAIR)

UNIT s.22(1) - WALLS & CEILING IN BATHROOM HAVE PEELING PAINT (REPAIR & PAINT)
- BATHROOM FAN NOT WORKING AND COVER HAS BEEN REMOVED (REPAIR)
- BATHROOM FLOOR AROUND TOILET IS WATER DAMAGED (REPAIR)

UNIT s.22(1) - BEDROOM WALLS ARE CRACKED & STAINED (REPAIR & PAINT)
- NO COVER ON BASEBOARD HEATER IN BEDROOM (PROVIDE)
- CLOSET DOORS HAVE BEEN REMOVED (REPLACE)
- WALLS & CEILING IN UNIT ARE STAINED

Date Report Made AUG. 31, 1999

Inspector's Name

08

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 762474 cont'd

Property Address	<u>2178 TRIUMPH</u>	
Name and Address of Property Owner/Agent	<u>537070 BC LTD</u>	Permit No.

UNIT 5.22(1) - CONT'D

- LAMINATE COUNTERTOP IN KITCHEN IS CHIPPED (REPLACE)
- BATHROOM
- CEILING HAS UNFINISHED DRYWALL (REPAIR & PAINT)
- WALLS ARE STAINED (PAINT)
- LAMINATE COUNTERTOP & BACKSPLASH AROUND SINK ARE LIFTING (REPAIR)
- DOOR EDGE IS SPLIT & DAMAGED (REPLACE)
- CAULKING AROUND BATHTUB CONTAINS MOLD (REPLACE)

UNIT 5.22(1)

- CARPET IS STAINED (REPLACE)
- BASEBOARD HEATER NOT WORKING (REPAIR)
- CEILING IS WATER STAINED (PAINT)
- LOCK MECHANISM ON SLIDING GLASS DOOR IS BROKEN (REPAIR)
- WINDOW IN LIVING ROOM IS NOT SECURED TO THE WINDOW FRAME (REPAIR)

 Date Report Made Aug. 31, 1999

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 362474 cont'd


Property Address	2178 TRIUMPH
Name and Address of Property Owner/Agent	537070 BC LTD
	Permit No.

UNIT S.22(1)

- CARPET IS STAINED & WORN (REPLACE)
- WALLS ARE STAINED (PAINT)
- CLOSET DOORS ARE NOT HUNG (REPAIR)
- WINDOWS IN LIVING ROOM AND BEDROOM DON'T LOCK (REPAIR)
- BATHROOM SINK FAUCET LEAKS (REPAIR)
- WALLS & CEILING IN BATHROOM ARE CRACKED, STAINED AND HAVE PEELING PAINT (REPAIR AND PAINT)

RE: 30 DAY S O F M ORDER

Date
Report Made Aug. 31, 1999

R. MARIANI 
Property Use Insp. - Dist. #1

Inspector's Name _____

Signature

All additional pages **must** be **stapled** to first page.

All supervisory notations to be made on first page only.

CITY OF VANCOUVER



DATE ISSUED APRIL 17, 2007		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 510112	
LEGAL DESCRIPTION Lot 5 Blk 30 Plan 178 DL 184 LD NW					ADDRESS 2178 TRIUMPH ST		
PERSONAL ADDRESS INFORMATION					SPECIFICS S.22(1)		
APPLICATION DATE APR 17, 2007	PURPOSE	PROJECT VALUE \$4,000	ASSESSED VALUE	PLANS	METHOD NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR WESPAC ELECTRICAL CONTRACTOR ACCREDITED REP: ROLAND THIEL 106-BLUE MOUNTAIN STREET COQUITLAM B BC V3K 4G8					CONTACT 2 WAH 723-2377		
CONTACT 3 MANAGER CHUCK 255-1856					COORDINATE 586-259-58-0000		
TEL 522-1322	BUS LICENSE 95276	TEL 521-4811	BUS LICENSE 10583	TEL	BUS LICENSE	CERTIFICATE	
PROJECT DESCRIPTION: FIRE DAMAGE RESTORATION & REPAIRS, CODE UPGRADES, PANEL CHANGE FROM FUSE TO COMBINATION.							
PERMIT CONDITIONS AND NOTES: 001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS. ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW. THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW. 003 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA. All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.							
INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE
						990 FINAL INSPECTION	APR 30 2007
GENERAL USE D24 MULTIPLE DWELLING	SPECIFICS/LOCATION	AREA (SF)	OCC C	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
ITEM 1000 EXISTING SERVICE	SPECIFICS/REFERENCE	QTY/AMT		ITEM 1090 ELECTRICAL - OTHER	SPECIFICS/REFERENCE SEE DESCRIPTION	QTY/AMT	
RELATED PERMITS: BU438447 REPR FIRE 2178 TRIUMPH ST							
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : E109 ELECTRICAL INSPECT LORIS BIDESE 604-873-7016							
PROCESSED BY: APPLICATION TAKEN BY C BAWN. PERMIT ISSUED BY C BAWN.							
COMMENTS :			FINAL CERTIFICATE REQUESTED?		RE-INSPECTIONS		
			FINAL CERTIFICATE NUMBER				1
			DATE ISSUED				2
			ISSUED BY				3
			PHONED BC HYDRO				4
			ORDER NUMBER				5
							6
FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	ELECTRICAL INSP		
400 ELECTRICAL FEE	251.32			ATTENTION	ELECTRICAL INSPCTR		
				REASON	PERMIT INSPECTION		
				GROUP	61 : ELECTRICAL INSPECT		
				DISTRICT	09 : LORIS BIDESE 7016		
INVOICE: 474347			TOTAL		\$251.32		

INSPECTOR COPY



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

615834

PERMIT NUMBER	EL 510112
IA	
DATE	07 / 05 / 31 YY MM DD

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER <i>WESPAC</i>				ADDRESS <i>2178 TRIUMPH ST.</i>			
TYPE OF INSPECTION <input type="checkbox"/> RW <input checked="" type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS <i>s.22(1)</i>			
INSPECTOR <i>Loris Bidese</i>				OFFICE HOURS <i>8:30-9:15 AM / 1:00-1:45 PM</i>			
PHONE # <i>(604) 873-7016</i> FAX# <i>(604) 873-7100</i>				INSPECTOR <i>[Signature]</i>			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS <i>s.22(1)</i>						
10	LIFE SAFETY SYSTEMS <i>F/A HEATS</i>						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS) <i>NOTE</i>						

The following deficiencies shall be rectified before: *YY | MM | DD* and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
9	<i>FIRE REPAIR ONLY s.22(1)</i>	
12	<i>#408 - No REPAIRS REQUIRED</i>	
19	<i>FUSE RESTRAINTS YET TO BE INSTALLED. TO FOLLOW WITH FURTHER PERMIT</i>	
10	<i>RECEIVED COPY OF F/A REVERIFICATION (ORIGINAL TO DFE)</i>	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File _____
Referred _____
Supervisor _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Lic & Insp - C004 (Revised Feb 2005)



Contec
Fire & Safety Ltd.

APPENDIX C

C2. FIRE ALARM SYSTEM VERIFICATION REPORT

(Amended for use in the City of Vancouver as an attachment to bulletin 2000-021-EL [Revised])
(Reference: Clause 3.1.2)

ELECTRICAL PERMIT #: _____

DATE: MAY 30/07

ADDRESS: 2178 TRIUMPH ST.

SYSTEM MANUFACTURER:

VANCO BC

EDWARDS

NEW FAS _____ EXISTING FAS ☒

MODEL NO: 6666

SINGLE STAGE ☒ TWO STAGE _____

EXTENT OF VERIFICATION VERIFY DEVICES ON 4th, 2ND FLOOR.

1. This is to certify that the Fire Alarm System has been verified in accordance with the Standard for the Verification of Fire Alarm Systems, CAN/ULC-S537, and these records document the results of testing and inspections performed.
2. The Fire Alarm System conforms to the documented description of the system.....Y ☒ N _____
3. The Fire Alarm System is now fully functional without deficiencies.....Y ☒ N _____
If "No", identified deficiencies relate to:
a) the existing portion of the FAS not covered by the scope of work under Electrical Permit # above Y ☒ N ☒ N/A ☒
b) newly installed FAS(or modified/edit portion of FAS) under Electrical Permit # above Y ☒ N ☒ N/A ☒
4. Components of the existing Fire Alarm System have been modified or replaced with components from a different manufacturer and are compatible with the existing Fire Alarm System components.....Y ☒ N ☒ N/A ☒
If "Yes", ULC test report is attached in conformance with item 5 of bulletin 2000-021-EL (revised)
5. Documentation indicated in Clause C3.1 of Appendix C is provided on site.....Y ☒ N ☒ N/A ☒
6. The Fire Alarm System is connected to an acceptable central monitoring station via a supervised circuit of a ULC-listed transmitter approved for that purpose.....Y ☒ N ☒
If "Yes", specify the name and location of the central monitoring station: _____
and provide a copy of ULC Certificate "Central Station Fire Protective Signalling Service" Certificate No. _____
7. A copy of this report will be given to WES-PAC ELECTRIC, who is the owner or owner's representative for this buildingY ☒ N _____

COMMENTS VERIFIED OK AS PER LIST. COULD NOT LOCATE INSPECTION TAG (CURRENT) ON F/A PANEL. RECOMMEND INSPECTION ASAP.

C. VLACHAS

PRINTED NAME OF TECHNICIAN CONDUCTING VERIFICATION

[Signature]

SIGNATURE OF TECHNICIAN CONDUCTING VERIFICATION

PAGE 1 OF 1

BUILDING: 2178 TRIUMPH St
ADDRESS VANC BC

PANEL: EDWARDS 6616 . DATE: 30/5/07

PAGE 12 * RCVD AT 5/31/2007 8:09:24 AM (Pacific Daylight Time) * SVR:COVRFAX/5 * DNIS:6518 * CSID:604 521 4311 * DURATION (mm-ss):00-30

**Property Use Complaint**

Case number: 101005993224

Case created: 2015-03-23, 03:13:00 PM

Incident Location

Address: 2178 TRIUMPH ST, Vancouver, V5L 1K9

Address2:

Location name:

Contact Details

Name: s.22(1)

Address: 2178 TRIUMPH ST, Vancouver, V5L 1K9

Address2:

Phone: s.22(1)

Email: s.22(1)

Alt. Phone:

Preferred contact method: Phone

Request Details

- | | | |
|-----|--|--|
| 1. | What is the nature of the concern? | Rental Unit - Maintenance |
| 2. | If Other selected or there are Multiple Issues, provide details: | There is asbestos in the apartment with open holes in the wall and the landlord is refusing to deal with the issue.

He was planning on using non certified workers to repair the holes without proper gear. |
| 3. | If Business Licence selected, provide Business Name: | |
| 4. | If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site): | |
| 5. | If Pesticides selected, who applied it: | |
| 5a. | Provide pesticide used and when applied: | |
| 6. | If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted): | |
| 7. | If a Rental Unit issue selected, has the landlord been advised of the issue? | Yes |
| 8. | If Yes selected, what was the outcome? | The landlord is not aware of the asbestos but is aware of the holes in the wall. |
| 9. | If Signs selected, provide sign wording or identifying details: | |
| 10. | Caller's Daytime Phone Number: | s.22(1) |
| 11. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

The holes are within the apartment and on the exterior wall but due to the asbestos the citizen thinks that he will not use the proper procedures.

s.22(1)

email not available as her computer is not hook up.

The landlord lives in the building and his name is Johannes De Grunt and his phone number is 604 716 5848.

EN 105928

FYA to: Len Sugie

FYI to:

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 344281

Property Address 2178 TRIUMPH		Date of Inspection 99-05-13	
Name and Address of Property Owner/Agent 537070 BC LTD		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Contractors Business License Account No. 99 251176	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection SUITE BY SUITE INSPECTION			

INSPECTION TODAY SHOWED THE FOLLOWING
S. OF M. VIOLATIONS:

SUITE # **S.22(1)** • BATHROOM TAPS LEAK — REPAIR

SUITE # **S.22(1)** • BATHROOM DOOR IS BROKEN — REPLACE
• KITCHEN CABINET DOOR MISSING —
PROVIDE

SUITE # **S.22(1)** • BATHROOM CEILING IS WATER DAMAGED
— REPAIR & PAINT

J. ARAYA
Property Use Insp. — Dist. No. **08**

OVER →

Date Report Made 99-05-14	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name	Signature
-------------------------------------	---	--	------------------	-----------

☐ File
☒ Carbon Copy to **PAUL TEICHROEB, GUY GUSDAL, MANAGER SUITE #201**
☒ Refer to **JENNIFER SCHIER**
- 30 DAY SIM ORDER
☐
☐
☐

OFFICE USE
☐ Follow up by Inspector in _____ days
☐ attention in _____ days
 if no _____

J

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 344281 cont'd

Property Address	<u>2178 TRIUMPH</u>	
Name and Address of Property Owner/Agent	<u>537070 BC LTD.</u>	Permit No.

SUITE # s.22(1) • HOLE IN LIVINGROOM WALL —
REPAIR & PAINT

SUITE # s.22(1) • CARPET IS EXTREMELY OLD AND
TORN IN PLACES — REPLACE
CARPET IN ENTIRE SUITE

AT TIME OF INSPECTION THE FOLLOWING
SUITES WERE VACANT: #107, #108, #109,
#203, #205, #211, #402, #403, #404 AND
#406.

IT IS IMPORTANT TO NOTE THAT AT THIS POINT THE
BUILDING IS VERY WELL MANAGED. OWNERSHIP
AND RESIDENT MANAGER (#201) ARE DOING AN
EXCELLENT JOB SCREENING POTENTIAL TENANTS
AND KEEPING PUBLIC HALLS AND PUBLIC AREAS
CLEAN AND FREE OF DEBRIS.

OVER →

Date Report Made 99-05-14

J. ARAYA
Property Use Insp. — Dist. No.

08

Inspector's Name

[Signature]

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORTIR No. 344281 cont'd

Property Address	<u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 B.C. LTD.</u>	

REC.: ① 30 DAY S.O.F.M. ORDER TO R.O.

② COPY OF REPORT TO GUY GUSDAL

③ COPY OF REPORT TO PAUL TEICHROEB

Date Report Made	<u>99-05-14</u>
------------------	-----------------

J. ARAYA
Property Use Insp. - Dist. No.

08

Inspector's Name

All additional pages **must** be **stapled** to first page.

All supervisory notations to be made on first page only.



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

C 0307

EN 004832

Address of Premise Involved: s.22(1) - 2178 TRIUMPH ST	Date: July 25, 2002
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1) s.22(1)	
Address: s.22(1)	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: <i>[Signature]</i>
--	--

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law	<input type="checkbox"/> Building
<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing
<input checked="" type="checkbox"/> Standards of Maintenance	
<input type="checkbox"/> U/T	<input type="checkbox"/> Sign
<input type="checkbox"/> Licences	<input type="checkbox"/> Other
FILE COPY	
- exterior balcony is rotting	
- sliding glass door is broken	
- many interior s/m problems	
Call Complainant Back: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>call to arrange an apt.</i>	

Received By: <i>[Signature]</i>	
Referred To: RAY M	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Date: 96/02/28
Requestor: (PG14135)

TITLE SEARCH PRINT - VANCOUVER
CITY OF VANCOUVER - LAW DEPARTMENT
TITLE - BF408168

Time: 14:41:16
Page: 001

SECTION 188 LAND TITLE ACT

VANCOUVER LAND TITLE OFFICE TITLE NO: BF408168
FROM TITLE NO: GD7990

APPLICATION FOR REGISTRATION RECEIVED ON: 26 OCTOBER, 1992
ENTERED: 26 OCTOBER, 1992

REGISTERED OWNER IN FEE SIMPLE:

WILLIAM CHI KEUNG KWOK, REAL ESTATE SALESMAN AND
MARY FUNG TAI KWOK, HIS WIFE
5329 HEATHER STREET
VANCOUVER, B.C.
V5Z 3M1
JOINT TENANTS

2178 Triumph

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 015-500-063
LOT 4 BLOCK 30 DISTRICT LOT 184 PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE

BF341500 1992-09-08 14:48
REGISTERED OWNER OF CHARGE:
ROYAL BANK OF CANADA
BF341500
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BF341501 1992-09-08 14:48
REGISTERED OWNER OF CHARGE:
ROYAL BANK OF CANADA
BF341501
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT


IR 314266

Property Address 2178 TRIUMPH		Date of Inspection 96-04-02	
Name and Address of Property Owner/Agent W. KWOK		Specifics of Property Address 5.22(1)	Permit No.
Contractor		Number of Storeys	} MULTIPLE DWELLING
Contractors Business License Account No. 49753		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Contractors Business Address		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection RECHECK			

INSPECTION TODAY SHOWED THAT OUR ORDER (S. OF M.) DATED FEB. 29TH, 1996 HAS BEEN COMPLIED WITH.

NO FURTHER ACTION REQUIRED.

REC. : FILE FOR INFO

Date Report Made 96-04-03	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
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- ☒ File **165**
☐ Carbon Copy to
☒ Refer to
☐
☐
☐

OFFICE USE

J. ARAYA
Property Use Insp. — Dist. No.

08

☐ Recheck by Inspector in _____ days

☐ _____ attention in _____ days

☐ If no _____ days

165

CITY OF VANCOUVER

**COMMUNITY SERVICES GROUP
PERMITS & LICENSES DEPARTMENT**

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DIRECTOR
T. Droettboom

CITY BUILDING INSPECTOR
T.R. Timm, PEng

**ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR**
P.E. Teichroeb

PLEASE REFER TO:

Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 341096

1998 February 12

537070 BC Ltd.
6626 Angus Drive
Vancouver, BC
V6P 5H9

Dear Sirs:

Re: 2178 Triumph Street

On January 4, 1998, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

Unit No. s.22(1)

1. The light fixture (dining area) has been removed - to be provided.

Unit No. s.22(1)

2. The kitchen cabinet door has been removed - to be provided.
3. The bathroom door is damaged - to be repaired and painted.

Unit No. s.22(1)

4. The bedroom window is broken - to be replaced.

Unit No. s.22(1)

5. The balcony sliding glass door and tracks are damaged - to be repaired or replaced.

Unit No. s.22(1)

6. The bathroom ceiling and walls are water damaged - repair leak and repair and paint bathroom.
7. The fan cover has been removed - to be provided.

Disry? No Yes X
To: JULIO ARAYA
Date: MAR 12 Int: LL

Unit No. **s.22(1)**

8. The bathroom fan is broken and the cover has been removed - repair or replace fan and provide cover.
9. The stove is not working properly - to be repaired or replaced.

Unit No. **s.22(1)**

10. The toilet and toilet bowl are loose - to be secured.
11. The kitchen sink fixtures are loose - to be secured.
12. The balcony sliding door lock is broken - to be replaced.
13. The stove is not working properly - to be repaired or replaced.

Unit No. **s.22(1)**

14. The stove is not working properly - to be repaired or replaced.
15. The front door lock is damaged (loose) - to be secured.
16. The bathroom sink and toilet are not secured properly - to be repaired.
17. The bathtub enclosure drywall is water damaged and the paint is peeling - bathtub enclosure to be redone.

In accordance with the By-law and to avoid further action, you are to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS LETTER.**

Yours truly,



M. Twynstra for
T.R. Timm, PEng
CITY BUILDING INSPECTOR

JA/LC/jsl

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT


IR 296080

Property Address 2178 TRIUMPH		Date of Inspection 95-02-16	
Name and Address of Property Owner/Agent WILLIAM KWOK		Specifics of Property Address # S.22(1)	Permit No.
Contractor		Number of Storeys	} MULTIPLE
Contractors Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Contractors Business License Account No. 49753		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	} DWELLING
Reason for Inspection RECHECK - S.O.M. BY-LAW LETTER 95-01-16			

INSPECTION TODAY SHOWED THAT THE DEFICIENCIES LISTED IN OUR IR # 291239 STILL EXIST.

REC. : 14 DAY S.O.M. ORDER TO R.O.

J. ARAYA
Property Use Insp. - Dist. No. **08**

Date Report Made 95-02-16	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
----------------------------------	---	--	--	-----------

☐ File
☐ Carbon Copy to **done**
☒ Refer to **LEADLINE**
☐
☐
☐

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ attention in _____ days
 if no 