

File No.: 04-1000-20-2021-137

June 11, 2021

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 writing regarding your request of March 5, 2021 under the *Freedom of Information and Protection of Privacy Act* for:

**The latest SRA building inspection that was done for each of the following buildings from either 2019 or 2020, whenever it was done last:**

1. 395 Kingsway
2. 220 Princess Ave
3. 235-237 Main St
4. 65 E. Hastings
5. 215 Princess Ave
6. 165 W. Pender
7. 54 E. Cordova
8. 316 Powell
9. 225 Dunlevy
10. 261 E. Hastings
11. 7 W. Hastings
12. 177 E. Hastings
13. 412 Carrall
14. 309 Carrall
15. 144 W. Hastings
16. 166 E. Hastings
17. 101 E. Hastings
18. 404 Abbott
19. 83 W Pender
20. 375 Princess
21. 122 Water
22. 31 W Hastings
23. 210 Abbott
24. 1516 Powell
25. 344 E Hastings
  
26. 429 W Pender

- 27. 208 E Georgia**
- 28. 518 Richards**
- 29. 258 E Hastings**
- 30. 1161 Granville**
- 31. 112 Water**
- 32. 102 Water**
- 33. 1119 Hornby**
- 34. 362 Alexander**

All responsive records are located on an FTP site, (FTP instructions are included in the accompanying email).

Some information in the records has been severed, (blacked out), under 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](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Please note, the Manager of Property Use confirms there were no responsive records for the following hotels:

- Hotel #1 - 395 Kingsway
- Hotel #2 - 220 Princess Avenue
- Hotel #4 - 65 East Hastings St
- Hotel #15 - 144 West Hastings St

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@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-137); 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,

[Signature on file]

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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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.

:ftp

:ma



Property Address <b>235 Main St</b>	Name of Building <b>Jubilee Rooms</b>	Inspection Date (yy/mm/dd) <b>2020/10/21</b>
Business Licence (B/L) Number <b>20-168961</b>	Special Notes on B/L	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <b>Allied - weekly</b>	Number of Units <b>80</b>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <b>Rain City Holdings</b>	Building Representative <b>Christine Meyers</b> <b>Wayatt Parker</b> <b>(fac. operations coordinator)</b>	Inspectors Attending PUI: <b>Colin Durcan</b>
Ph#	Ph# <b>604 362 3743</b>	Ph# <b>604 871 6423</b>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

11 Non-Life safety

44 Life safety

55

Subtotal

Recommendations:

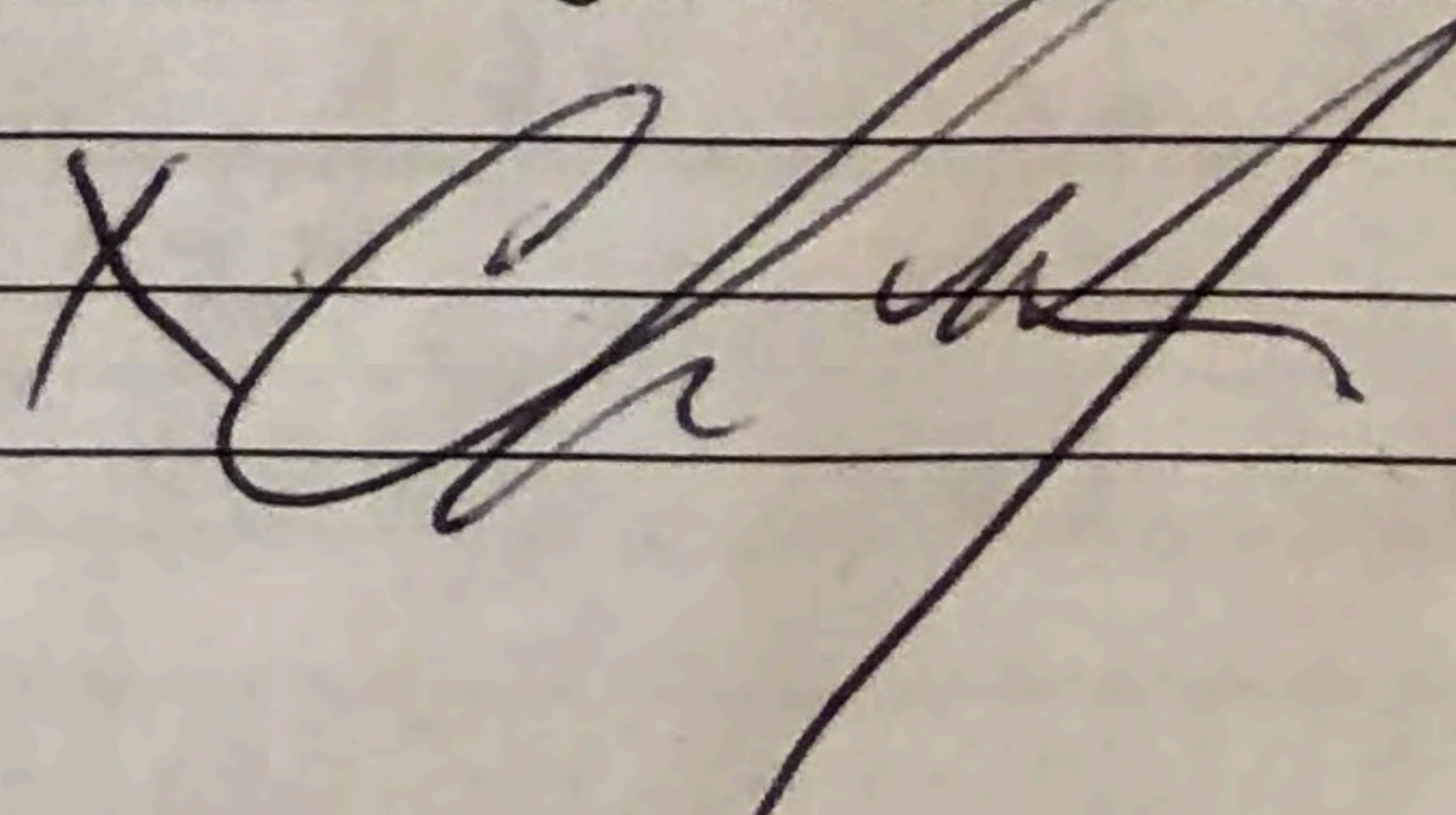
All noted deficiencies must be corrected by

**23<sup>rd</sup> November 2020**

**55**

Total # Violations

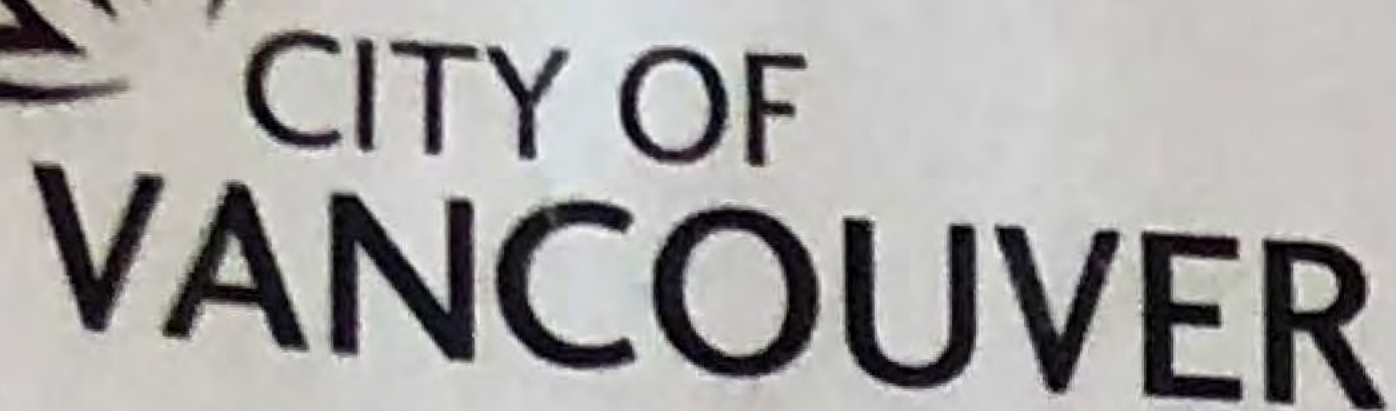
Hand delivered to **CHRISTINE MEYERS** (Signed)



**44**

Total Life  
Safety Violations





Address 235 Main St

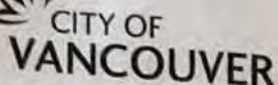
**(Property Use) SR**

Standards of Maintenance By-law No. 5462				Violations
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			1
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	Clutter Y <input checked="" type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	1
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			
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Vacant				
No Access				
Inspected				
Notes:				
				Total
				2 + 4 = 6
				4



Standards of Maintenance By-law No. 5462		Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
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Vacant		
No Access		
Inspected		
Notes:		<b>Total</b>
		2+6=
		8
		<b>LIFE SAFETY 6</b>





Address 235 Main St  
(Property Use) SR \_\_\_\_\_

# SRA ANNUAL INSPECTION REPORT

(Property Use) SR

Room No.		Standards of Maintenance By-law No. 5462		Violations
s.22(1)	Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	LIFE SAFETY	Clutter <input type="checkbox"/> Doorway 90° <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <input checked="" type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		1
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s.22(1)	Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	LIFE SAFETY	Clutter <input type="checkbox"/> Doorway 90° <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		1
s.22(1)	Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
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Vacant				
No Access				
Inspected				
Notes:				Total
				2+7=
				9
				7



Standards of Maintenance By-law No. 5462		Violations
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant		
No Access		
Inspected		
Notes:		Total
		8



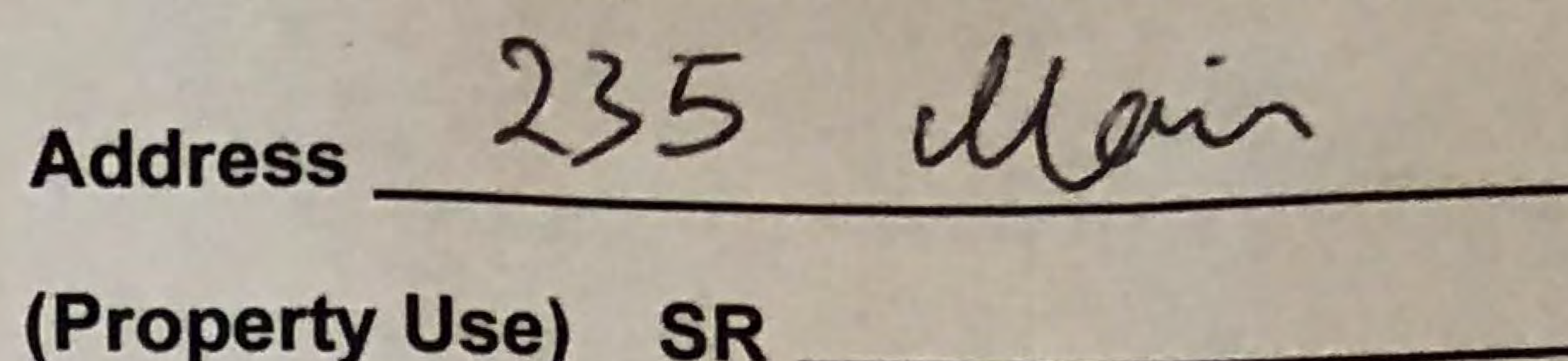
Standards of Maintenance By-law No. 5462		Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	
	Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	
	Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	
	Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	
	Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	
	Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	
	Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant		
No Access		
Inspected		
Notes:		Total
		7



Standards of Maintenance By-law No. 5462

Room No.	Standards of Maintenance By-law No. 5462	Violations
s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input checked="" type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Vacant		
No Access		
Inspected		
Notes:		Total 1 + 7 = 8 LIFE SAFETY <del>7</del>







**REGISTERED AND REGULAR MAIL**

November 6, 2020  
CF-2020-014925

PROVINCIAL RENTAL HOUSING CORP  
C/O REAL ESTATE SERVICES  
1701-4555 KINGSWAY  
BURNABY BC V5H 4V8

**Contact Person:**

Colin Durcan  
Property Use Inspector  
604-871-6423  
colin.durcan@vancouver.ca

**ORDER**

RE: 235 MAIN STREET – JUBILEE ROOMS

A Property Use Inspector attended the above-cited property on October 21, 2020 and reported that they observed life safety violations that are in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

**Rooms:**

1. Unit s.22(1) – Smoke alarm in disrepair;
2. Unit  – Smoke alarm in disrepair;
3. Unit  – Sprinkler line has multiple heavy items hanging;
4. Unit  – Smoke alarm in disrepair;
5. Unit  – Sprinkler line has multiple heavy items hanging;
6. Unit  – Smoke alarm in disrepair;
7. Unit  – Smoke alarm in disrepair;
8. Unit  – Smoke alarm in disrepair;
9. Unit  – Smoke alarm in disrepair;
10. Unit  – Smoke alarm in disrepair;
11. Unit  – Smoke alarm in disrepair;
12. Unit  – Smoke alarm in disrepair;
13. Unit  – Smoke alarm in disrepair;
14. Unit  – Sprinkler line has multiple heavy items hanging;
15. Unit  – Smoke alarm in disrepair;
16. Unit  – Smoke alarm in disrepair;
17. Unit  – Smoke alarm in disrepair;
18. Unit  – Smoke alarm in disrepair;
19. Unit  – Smoke alarm in disrepair;
20. Unit  – Smoke alarm in disrepair;
21. Unit  – Smoke alarm in disrepair;



- s.22(1)
- 22. Unit – Smoke alarm in disrepair;
  - 23. Unit – Smoke alarm in disrepair;
  - 24. Unit – Smoke alarm in disrepair;
  - 25. Unit – Smoke alarm in disrepair;
  - 26. Unit Smoke alarm in disrepair;
  - 27. Unit Sprinkler line has multiple heavy items hanging;
  - 28. Unit Smoke alarm in disrepair;
  - 29. Unit Smoke alarm in disrepair;
  - 30. Unit Sprinkler line has multiple heavy items hanging;
  - 31. Unit Smoke alarm in disrepair;
  - 32. Unit Smoke alarm in disrepair;
  - 33. Unit Smoke alarm in disrepair;
  - 34. Unit Sprinkler line has multiple heavy items hanging;
  - 35. Unit Smoke alarm in disrepair;
  - 36. Unit Smoke alarm in disrepair;
  - 37. Unit Smoke alarm in disrepair;
  - 38. Unit Smoke alarm is in disrepair;
  - 39. Unit Smoke alarm in disrepair;
  - 40. Unit Smoke alarm in disrepair;
  - 41. Unit Smoke alarm in disrepair;
  - 42. Unit Smoke alarm in disrepair;
  - 43. Unit Smoke alarm in disrepair; and
  - 44. Unit Smoke alarm in disrepair.

Section 15.1(1) of the By-law states:

## 15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) *Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.*

Therefore, in accordance with Section 23.2 of the By-law, **you are ordered to:**

- **IMMEDIATELY** correct the above-noted deficiencies (items #1 thru #44).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.



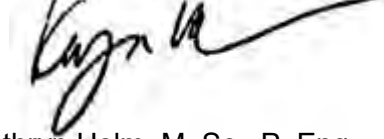
For questions or concerns please contact Colin Durcan, Property Use Inspector, at 604-871-6423 or via email at [colin.durcan@vancouver.ca](mailto:colin.durcan@vancouver.ca).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official

Yours truly,



Kathryn Holm, M. Sc., P. Eng.  
Chief Licence Inspector and  
Director of Licences and Inspections

Copy: JUBILEE ROOMS  
C/O CHRISTINE MEYERS  
235 MAIN STREET  
VANCOUVER BC V6A 2S7

Christine Meyers, Building Manager  
[cmeyers@raincityhousing.ca](mailto:cmeyers@raincityhousing.ca)

Rain City Holdings  
[info@raincityhousing.org](mailto:info@raincityhousing.org)

Rob Renning, Deputy Chief, Fire Prevention  
[rob.renning@vancouver.ca](mailto:rob.renning@vancouver.ca)



December 10, 2019  
CF-2019-015770

PROVINCIAL RENTAL HOUSING CORP  
1701-4555 KINGSWAY  
BURNABY BC V5H 4T8

JUBILEE ROOMS  
ATTN: CHRISTINE MEYERS  
235 MAIN STREET  
VANCOUVER BC V6A 2S7

RE: 235 MAIN STREET

Following an inspection on November 26, 2019 various Standards of Maintenance By-law deficiencies were found in the building at the above location.

Attached is a copy of the checklist of the deficiencies which was handed to the Building Representative, Christine Meyers, on the date of the inspection.

In accordance with the By-law and to avoid further action, you are to correct the deficiencies outlined in the enclosed checklist **WITHIN 30 DAYS OF THE DATE OF THIS LETTER.**

Please be advised that life safety issues reported during this inspection are to be immediately corrected as per our Order dated December 5, 2019.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,



Kyle Pringle, Property Use Inspector  
Kyle.Pringle@vancouver.ca  
(604) 873-7088



November 5, 2020  
CF-2020-014932

PROVINCIAL RENTAL HOUSING CORP  
C/O REAL ESTATE SERVICES  
1701-4555 KINGSWAY  
BURNABY BC V5H 4V8

RE: 235 MAIN STREET – JUBILEE ROOMS

An inspection of the above-cited property on October 21, 2020, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

Enclosed is a copy of the Property Use SRA Inspection Report (Checklist) that lists the deficiencies observed during the inspection. The Checklist was also handed to the Building Manager, Christine Meyers, on the date of the inspection.

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist **BY NOVEMBER 23, 2020**.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,



Colin Durcan, Property Use Inspector  
colin.durcan@vancouver.ca  
(604) 871-6423

Enclosure

Copy: JUBILEE ROOMS  
C/O CHRISTINE MEYERS, BUILDING MANAGER  
235 MAIN STREET  
VANCOUVER BC V6A 2S7

Christine Meyers, Building Manager  
[cmeyers@raincityhousing.ca](mailto:cmeyers@raincityhousing.ca)

Rain City Holdings  
[info@raincityhousing.org](mailto:info@raincityhousing.org)



Property Address <u>235 MAIN ST</u>	Name of Building <u>SUBLEE ROOMS</u>	Inspection Date (yy/mm/dd) <u>19/11/26</u>
Business Licence (B/L) Number <u>2019-246090</u>	Special Notes on B/L <u>SRA ONLY</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>IN HOUSE</u>	Number of Units <u>80</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>RAIN CITY HOUSING</u>	Building Representative <u>CHRISTINE MEYERS</u>	Inspectors Attending PUI: <u>KYLE PRINGLE</u>
Ph#	Ph# <u>604-362-3743</u>	Ph# <u>604-873-7088</u>

**Standards of Maintenance By-law No. 5462**

Building Exterior: fire escape / drainpipes / windows / finish

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

2ND HALLWAY LOOSE WIRES

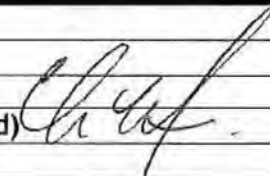
3RD LIGHTWELL STRUCTURE CONSTRUCTED + ATTACHED TO WINDOW

**Recommendations:**

All noted deficiencies must be corrected by

Hand delivered to CHRISTINE MEYERS

(Signed)



Total # Violations

52 + 2 = 54

For Manager or Supervisor Use Only

Manager/Supervisor



Standards of Maintenance By-law No. 5462

Standards of Maintenance By-law No. 5462		Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
ITEMS ON SPRINKLER LINE		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
ITEMS ON SPRINKLER LINE - SMOKE ALARM COVERED BY BAG		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
ITEMS ON SPRINKLER LINE - SMOKE ALARM MISSING		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
ITEMS ON SPRINKLER LINE		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input checked="" type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	2
CLUTTER OBSTRUCTING DOOR - HOARDING		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input checked="" type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
DOOR KNOB MISSING - DOORWAY ACCESS		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
ITEMS ON SPRINKLER LINE		
Vacant		
No Access	<b>s.22(1)</b>	
Inspected		
Notes:		
		Total
		11



Standards of Maintenance By-law No. 5462

Violations

Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	
s.22(1)			2
	3RD PARTY LOCK ON DOOR - ITEMS ON SPRINKLER LINE		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
	ITEMS ON SPRINKLER LINE - SMOKE ALARM DAMAGED		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
	ITEMS ON SPRINKLER LINE		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input checked="" type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
	DOORWAY ACCESS - ITEMS ON SPRINKLER LINE		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input checked="" type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
	DOORWAY ACCESS		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
	REPLACE ROOM #		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	3
	REPLACE SMOKE ALARM - FURNITURE TIED INTO CEILING		
Vacant	ITEMS ON SPRINKLER LINE		
No Access			
Inspected	s.22(1)		
Notes:			Total
			12



Standards of Maintenance By-law No. 5462

Violations

Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 2 3	1
	* <b>SMOKE ALARM DAMAGED</b>		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input checked="" type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input checked="" type="checkbox"/> Clutter/doorway access - 1 2 3	3
	* <b>WINDOW PANE BROKEN; ITEMS ON SPRINKLER LINE; CLUTTER</b>		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 2 3	1
	* <b>ITEMS ON SPRINKLER LINE</b>		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input checked="" type="checkbox"/> Clutter/doorway access - 1 2 3	1
	* <b>CLUTTER OBSTRUCTING DOORWAY</b>		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 2 3	1
	* <b>ITEMS ON SPRINKLER LINE</b>		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 2 3	2
	* <b>ITEMS ON SPRINKLER LINE - SMOKE ALARM MISSING</b>		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 2 3	2
	* <b>ITEMS ON SPRINKLER LINE - SMOKE ALARM MISSING</b>		
Vacant <b>s.22(1)</b>			
No Access			
Inspected			
Notes:			Total
			11



Standards of Maintenance By-law No. 5462

Violations

Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
	* SMOKE ALARM MISSING & PIPE ON SPRINKLER LINE		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
	* CEILING LIGHT MISSING		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	1
	* HOARDING		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
	* SMOKE ALARM MISSING * CLOTHES ON SPRINKLER LINE		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
	* 3RD PARTY LOCK ON DOOR - NO ACCESS		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
	* 3RD PARTY LOCK ON DOOR - NO ACCESS		
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
	* SMOKE ALARM MISSING		
Vacant			
No Access	s.22(1)		
Inspected			
Notes:			Total
			11



Standards of Maintenance By-law No. 5462			Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
- ROOM # MISSING			
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
- ITEMS ON SPRINKLER LINE			
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input checked="" type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	2
- BROKEN WINDOW PANE - DAMAGED SMOKE ALARM			
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
- SMOKE ALARM DISABLED			
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input checked="" type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
- DOORWAY ACCESS			
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input checked="" type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
- ITEMS ON SPRINKLER LINE			
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	
Vacant			
No Access			
Inspected	<b>s.22(1)</b>		
Notes: <b>s.22(1)</b>			Total
			7



Property Address <u>215 Penicill</u>	Name of Building <u>Penicill Lodge</u>	Inspection Date (yy/mm/dd) <u>18/11/26</u>
Business Licence (B/L) Number <u>18-131202</u>	Special Notes on B/L	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>22 cams</u> <u>Bucks</u>
Pest Management Company <u>Active Pest - Every</u> <u>row of case</u> <u>Friday</u>	Number of Units <u>43</u>	SRA Tenant Register <input checked="" type="checkbox"/>
Owner Information <u>Raincity Housing &amp;</u> <u>Support Society</u>	Building Representative <u>Emilia Grant</u>	24-hr Tenant Check <input checked="" type="checkbox"/>
Ph#	Ph# <u>604 254 3731</u>	Inspectors Attending PUI: <u>A. C. W. P. W.</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

1 Varnish

Recommendations:

All noted deficiencies must be corrected by

Hand delivered to Emilia Grant

(Signed)

Emilia Grant

Total # Violations

0

For Manager or Supervisor Use Only

Manager/Supervisor



**Standards of Maintenance By-law No. 5462**

**Violations**

Standards of Maintenance By-law No. 5462		Violations
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Room No.	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/paint <input type="checkbox"/> Radiator/Electric baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Pests-rats/mice/roaches/bedbugs/fruit flies - pest control <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Smoke alarm - repair/replace <input type="checkbox"/> Sprinkler line - remove items <input type="checkbox"/> Clutter/doorway access - 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
Vacant		
No Access		
Inspected	S.22(1)	
S.22(1)	Total	





## REGISTERED AND REGULAR MAIL

September 23, 2020  
CF-2020-013016

1235922 BC LTD  
235 E HASTINGS ST  
VANCOUVER BC V6A 1P2

### Contact Person:

Kyle Pringle  
Property Use Inspector  
604-873-7088  
kyle.pringle@vancouver.ca

## ORDER

RE: 165 W PENDER STREET – AVALON HOTEL

A Property Use Inspector inspected the above-cited property on September 17, 2020 and observed life safety issues in the building in contravention of Section 10.1 and Section 15.1(1) of the Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

### Common Area:

1. 3<sup>rd</sup> Floor Fire Escape – Clutter of a plastic cargo box shell and a small barbecue stored at the Fire Escape - *Violation of SofM Section 10.1*

### Rooms:

2. Unit s.22(1) – Smoke alarm was removed – *Violation of SofM Section 15.1(1)*
3. Unit s.22(1) – Smoke alarm was removed – *Violation of SofM Section 15.1(1)*
4. Unit s.22(1) – Smoke alarm was removed – *Violation of SofM Section 15.1(1)*

Section 10.1 and Section 15.1(1) of the By-law state:

## 10. UNSAFE CONDITIONS AND ORDERED UPGRADING

- 10.1 *When an unsafe condition exists in or about a building, or where upgrading of a building is required by an order pursuant to the Fire Services Act, the applicable provisions of the Vancouver Building By-law shall apply.*

## 15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

- 15.1(1) *Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.*



Therefore, pursuant to Section 23.2 of the By-law, **you are ordered to:**

- **IMMEDIATELY** correct the above-noted violations (items #1 thru #4).

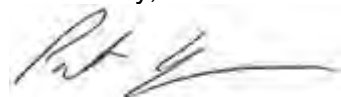
Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Kyle Pringle, Property Use Inspector, at 604-873-7088 or via email at [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official

Yours truly,

Kathryn Holm, M. Sc., P. Eng.  
Chief Licence Inspector and  
Director of Licences and Inspections

Copy: 1235922 BC LTD  
201 – 1637 W BROADWAY  
VANCOUVER BC V6H 4A7

AVALON HOTEL  
C/O ROB ALLABY, BUILDING MANAGER  
165 W PENDER ST  
VANCOUVER BC V6B 1S4

Rob Renning, Deputy Chief, Fire Prevention  
[rob.renning@vancouver.ca](mailto:rob.renning@vancouver.ca)



SR No. 2020-013016  
2020-013018

Property Address <u>165 W PENDER ST</u>	Name of Building <u>AVALON HOTEL</u>	Inspection Date (yy/mm/dd) <u>2020/09/17</u>
Business Licence (B/L) Number <u>20-133716</u>	Special Notes on B/L <u>S2A</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>ORKIN</u>	Number of Units <u>84</u>	SRA Tenant Register <input checked="" type="checkbox"/> <del>24-hr Tenant Check</del> <input checked="" type="checkbox"/>
Owner Information <u>1235922 BC LTD.</u>	Building Representative <u>ROB ALLABY</u>	Inspectors Attending PUI: <u>KYLE PRINGLE</u>
Ph#	Ph# <u>604-681-8880</u>	Ph# <u>604-873-7088</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

CLEAR ITEMS FROM 3RD FL. FIRE ESCAPE

Recommendations:		Subtotal
All noted deficiencies must be corrected by <u>SEPT 24/20</u>		<u>5</u>
Hand delivered to <u>ROB ALLABY</u>	(Signed) <u>Rob Allaby</u>	Total # Violations
		<u>5</u>
		Total Life Safety Violations



Standards of Maintenance By-law No. 5462

Violations

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

☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace

☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes: **LARGE HOLE IN INTERIOR WALL**

**LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☒ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

1

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

☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace

☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes:

**LIFE SAFETY** ☒ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

1

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

☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace

☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes:

**LIFE SAFETY** ☒ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

1

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

☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace

☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes:

**LIFE SAFETY** ☒ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

1

Room No.

☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace

☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes:

**LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

Room No.

☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace

☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes:

**LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

Vacant  
No Access  
Inspected **s.22(1)**

Total

4



CF Number	CF-2020-013016	Date of Inspection (yyyy/mm/dd)	2020/09/17
Main Address	165 W PENDER STREET	Specifics and/or Suite #	Avalon Hotel
Tenant		Number of Storeys	Four
Owner	1235922 BC LTD 235 HASTINGS ST E VANCOUVER BC V6A 1P2	Permit Number	N/A
Agent	N/A	Approved Use of Building/Land	SRA
District Zone	N/A	Present Use of Building/Land	SRA
Business License	20-133716		

Reason for Inspection Annual SRA Inspection

**Narrative/Observations**

Inspection at 11:00 AM revealed five life safety violations of the Standards of Maintenance Bylaw:

1. Clutter on the 3<sup>rd</sup> floor fire escape needed to be removed (a plastic cargo box shell and a small barbecue) [Section 10.1 - Photo 1].
2. Units 22(1) - A large hole (approximately 4.00 sq. ft.) was made in the interior wall [Section 15.1(1) - Photos 2 & 3].
3. Unit 22(1) - The smoke alarm was removed [Section 15.1(1) - Photo 4].
4. Unit - The smoke alarm was removed [Section 15.1(1) - Photo 5].
5. Unit - The smoke alarm was removed [Section 15.1(1) - Photo 4].

The building manager, Rob Allaby, escorted me through the building, and I gave him a carbon copy of the inspection report form at the conclusion of the inspection.

**Requirements**

Section 10.1 of the Standards of Maintenance Bylaw No. 5462  
Section 15.1(1) of the Standards of Maintenance Bylaw No. 5462

**Recommendations**

Send immediate S/M order to property owner and to building manager (Rob Allaby - 165 W Pender St).

Photos Taken? ☒ Yes ☐ No

Date Report Made: September 17, 2020

Inspector's Name



Violation Details	
<b>Violation Number:</b> VI-2020-04923  <b>Violation Date:</b> Sep 17, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> 3rd Floor Fire Escape - clutter to be removed (plastic shell and barbecue).  <b>Standards of Maintenance #5462 - Section 10.1:</b> 10.1 When an unsafe condition exists in or about a building, or where upgrading of a building is required by an order pursuant to the Fire Services Act, the applicable provisions of the Vancouver Building By-law shall apply.  <b>Violation Instructions:</b>
<b>Violation Number:</b> VI-2020-04924  <b>Violation Date:</b> Sep 17, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Unit <b>§22(1)</b> - Large hole (approximately 4.00 sq. ft.) in interior wall fire separation.  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>
<b>Violation Number:</b> VI-2020-04925  <b>Violation Date:</b> Sep 17, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Unit <b>§22(1)</b> - Smoke alarm has been removed.  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>



<p><b>Violation Number:</b> VI-2020-04926</p> <p><b>Violation Date:</b> Sep 17, 2020</p> <p><b>Violation Type:</b> Standards of Maintenance By-Law No. 5462</p> <p><b>Resolve By:</b></p> <p><b>Violation Status:</b></p>	<p><b>Violation:</b> Unit <sup>s.22(1)</sup> - Smoke alarm has been removed.</p> <p><b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p><b>Violation Instructions:</b></p>
<p><b>Violation Number:</b> VI-2020-04927</p> <p><b>Violation Date:</b> Sep 17, 2020</p> <p><b>Violation Type:</b> Standards of Maintenance By-Law No. 5462</p> <p><b>Resolve By:</b></p> <p><b>Violation Status:</b></p>	<p><b>Violation:</b> Unit <sup>s.22(1)</sup> - Smoke alarm has been removed.</p> <p><b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p><b>Violation Instructions:</b></p>



Photo	Description
 <p>s.22(1)</p>	<p>Photo 1 3<sup>rd</sup> Floor Fire Escape</p>
 <p>s.22(1)</p>	<p>Photo 2 Unit </p>








Photo	Description
	<p>Photo 3 Unit <span style="background-color: #cccccc; color: red;">s.22(1)</span></p>
	<p>Photo 4 Unit <span style="background-color: #cccccc; color: red;">s.22(1)</span></p>



Photo	Description
	Photo 5 Unit <span style="color: red;">s.22(1)</span> 
 <span style="color: red;">s.22(1)</span> 	Photo 6 Unit <span style="color: red;">s.22(1)</span> 



**REGISTERED AND REGULAR MAIL**

November 13, 2020  
CF-2020-014995

0781178 BC LTD  
885 WILDWOOD LANE  
WEST VANCOUVER BC V7S 2H7

**Contact Person:**

Mike Elliston  
Property Use Inspector  
604-871-6968  
mike.elliston@vancouver.ca

**ORDER**

RE: 316 POWELL STREET – LION HOTEL

A Property Use Inspector attended the above-cited property on October 28, 2020 and reported that they observed life safety violations that are in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

**Rooms:**

- <sup>s.22(1)</sup>
1. Unit [REDACTED] – Door closer is missing;
  2. Unit [REDACTED] – Smoke alarm is missing;
  3. Unit [REDACTED] – Door closer is missing;
  4. Unit [REDACTED] – Smoke alarm is missing;
  5. Unit [REDACTED] – Door closer is missing;
  6. Unit [REDACTED] – Door closer is missing;
  7. Unit [REDACTED] – Door closer is missing;
  8. Unit [REDACTED] – Smoke alarm is missing;
  9. Unit [REDACTED] – Smoke alarm is missing;
  10. Unit [REDACTED] – Door closer is missing;
  11. Unit [REDACTED] – Smoke alarm is missing;
  12. Unit [REDACTED] – Door closer is missing;
  13. Unit [REDACTED] – Door closer is missing;
  14. Unit [REDACTED] – Smoke alarm is missing;
  15. Unit [REDACTED] – Door closer is missing;
  16. Unit [REDACTED] – Door closer is missing;
  17. Unit [REDACTED] – Smoke alarm is missing;
  18. Unit [REDACTED] – Smoke alarm is missing;
  19. Unit [REDACTED] – Smoke alarm is missing;
  20. Unit [REDACTED] – Smoke alarm is missing;
  21. Unit [REDACTED] – Smoke alarm is missing;
  22. Unit [REDACTED] – Smoke alarm is missing;



23. Unit <sup>s.22(1)</sup> – Door closer is missing;  
24. Unit – Smoke alarm is missing;  
25. Unit – Smoke alarm is missing;  
26. Unit – Door closer is missing;  
27. Unit – Smoke alarm is missing;  
28. Unit – Door closer is missing;  
29. Unit – Door closer is missing;  
30. Unit – Door closer is missing;  
31. Unit – Smoke alarm is missing; and  
32. Unit – Door closer is missing.

Section 15.1(1) of the By-law states:

## 15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) *Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.*

Therefore, in accordance with Section 23.2 of the By-law, **you are ordered to:**

- **IMMEDIATELY** correct the above-noted violations (items #1 thru #32).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

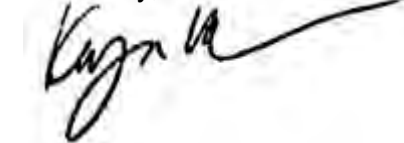
For questions or concerns please contact Mike Elliston, Property Use Inspector, at 604-871-6968 or via email at [mike.elliston@vancouver.ca](mailto:mike.elliston@vancouver.ca).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official

Yours truly,



Kathryn Holm, M. Sc., P. Eng.  
Chief Licence Inspector and  
Director of Licences and Inspections



Copy: LION HOTEL  
C/O LES CHOJNACKI, MANAGER  
316 POWELL STREET  
VANCOUVER BC V6A 1G4

Rob Renning, Deputy Chief, Fire Prevention  
rob.renning@vancouver.ca



CF Number	CF-2020-014995	Date of Inspection (yyyy/mm/dd)	2020/10/28
Main Address	316 POWELL STREET, Vancouver, BC V6A 1G4	Specifics and/or Suite #	Life-safety - All tenant rooms and common areas
Tenant	Lion Hotel	Number of Storeys	4
Owner	0781178 BC LTD 885 WILDWOOD LANE WEST VANCOUVER BC V7S 2H7	Permit Number	n/a
Agent	Les Chojnacki	Approved Use of Building/Land	SRA
District Zone	DEOD	Present Use of Building/Land	SRA
Business License	20-149224 RH		

Reason for Inspection Annual SRA Inspection (life-safety)

#### Narrative/Observations

In attendance: Mike Elliston, Les Chojnacki (manager), Robin Lee (tenant support worker).

Inspection of all common areas and tenant rooms found 32 life-safety violations:

- s.22(1)
1. Room Door closer missing
  2. Room Smoke alarm missing
  3. Room Door closer missing
  4. Room Smoke alarm missing
  5. Room Door closer missing
  6. Room Door closer missing
  7. Room Door closer missing
  8. Room Smoke alarm missing
  9. Room Smoke alarm missing
  10. Room Door closer missing
  11. Room Smoke alarm missing
  12. Room Door closer missing
  13. Room Door closer missing
  14. Room Smoke alarm missing
  15. Room Door closer missing
  16. Room Door closer missing
  17. Room Smoke alarm missing
  18. Room Smoke alarm missing
  19. Room Smoke alarm missing
  20. Room Smoke alarm missing
  21. Room Smoke alarm missing
  22. Room Smoke alarm missing
  23. Room Door closer missing
  24. Room Smoke alarm missing
  25. Room Smoke alarm missing
  26. Room Door closer missing
  27. Room Smoke alarm missing
  28. Room Door closer missing
  29. Room Door closer missing
  30. Room Door closer missing



31. Room <sup>s 22(1)</sup> - Smoke alarm missing  
32. Room - Door closer missing

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Requirements

Violation of Standards of Maintenance #5462 - Section 15.1(1)

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Recommendations

Immediate Order to R/O

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Photos Taken? ☐ Yes ☒ No

Date Report Made: November 6, 2020

Mike Elliston  
Inspector's Name



Violation Details	
<b>Violation Number:</b> VI-2020-05987  <b>Violation Date:</b> Oct 28, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Room <span style="background-color: #cccccc;">§ 22(1)</span> - Door closer missing  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>
<b>Violation Number:</b> VI-2020-05980  <b>Violation Date:</b> Oct 28, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Room <span style="background-color: #cccccc;">§ 22(1)</span> - Door closer missing  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>
<b>Violation Number:</b> VI-2020-05979  <b>Violation Date:</b> Oct 28, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Room <span style="background-color: #cccccc;">§ 22(1)</span> - Door closer missing  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>



<p>Violation Number: <b>VI-2020-05975</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Smoke alarm missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05976</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Door closer missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05978</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Smoke alarm missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05977</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>s.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05974</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>s.22(1)</b> Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05973</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>s.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05972</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Smoke alarm missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): <b>15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</b></p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05971</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Smoke alarm missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): <b>15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</b></p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05970</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Smoke alarm missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): <b>15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</b></p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05966</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05965</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05963</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05964</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05981</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05982</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05992</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Door closer missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05983</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Smoke alarm missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05984</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Door closer missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05985</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05986</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05969</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05968</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Door closer missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05967</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Door closer missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05990</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: <b>Room <span style="background-color: #cccccc;">5.22(1)</span> - Smoke alarm missing</b></p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05991</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>s.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05988</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>s.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05989</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>s.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-05961</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-05962</b></p> <p>Violation Date: <b>Oct 28, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Door closer missing</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>





November 13, 2020  
CF-2020-008980

0781178 BC LTD  
885 WILDWOOD LANE  
WEST VANCOUVER BC V7S 2H7

RE: 316 POWELL STREET – LION HOTEL

An inspection of the above-cited property on October 28, 2020, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

Enclosed is a copy of the Property Use SRA Inspection Report (Checklist) that lists the deficiencies observed during the inspection. The Checklist was also handed to the Building Manager, Les Chojnacki, on the date of the inspection.

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist **BY JANUARY 4, 2021**.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,

A handwritten signature in black ink, appearing to read "Mike Elliston".

Mike Elliston, Property Use Inspector  
mike.elliston@vancouver.ca  
(604) 871-6968

Enclosure

Copy: LION HOTEL  
C/O LES CHOJNACKI, BUILDING MANAGER  
316 POWELL STREET  
VANCOUVER BC V6A 1G4



Property Address <u>316-324 POWELL ST</u>	Name of Building <u>LION HOTEL</u>	Inspection Date (yy/mm/dd) <u>2020/10/28</u>
Business Licence (B/L) Number <u>20-149224 RH</u>	Special Notes on B/L	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company	Number of Units <u>76 SU</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>0781178 BC Ltd.</u> <u>c/o Abdul Abdollahi</u> <u>604-781-0008</u> Ph# <u>604-886-2222</u>	Building Representative <u>Les Chojnacki</u> <u>manager.</u> <u>Robin Lee, TSW.</u>	Inspectors Attending PUI: <u>Mike Elliston</u> <u>Adrian Cashato, DBI</u>
	Ph# <u>604-362-6360</u>	Ph# <u>604-871-6968</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

Roof/wall to be repaired properly at room 313

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

- Bathrooms functional + clean.
- Kitchen good.
- Stairs good.

\* ENSURE REGULAR FOCUSSED PEST CONTROL IS PROVIDED IN HIGH-ACTIVITY AREAS \*

LIFE SAFETY violations to be repaired immediately  
CF-2020-014995

Subtotal

Recommendations:

All noted deficiencies must be corrected by January 4, 2021

11

Total # Violations

Hand delivered to Les Chojnacki (Signed) [Signature]

30 32

Total Life Safety Violations

1/6



Standards of Maintenance By-law No. 5462

Standards of Maintenance By-law No. 5462			Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input checked="" type="checkbox"/> Radiator/Electrical baseboard - repair/replace <i>leak</i> <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	2
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <i>attach recent ceiling light</i>		
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:		
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:		
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:		
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	2
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <i>ceiling junction box</i>		
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:		
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Vacant	<b>s.22(1)</b>		
No Access			
Inspected			
Notes	<b>s.22(1)</b>		
			Total
			2

*3/6*

*35*



Standards of Maintenance By-law No. 5462			Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
	Notes:		
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
	Notes:		
<b>LIFE SAFETY</b>	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
	Notes:		
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
	Notes:		
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
	Notes:		
<b>LIFE SAFETY</b>	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	X
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
	Notes:		
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Vacant			
No Access			
Inspected	<b>s.22(1)</b>		
Notes:			
<b>s.22(1)</b>			
			<b>Total</b>
			1
			4



## Violations

City of Vancouver 2021-137 Page 52 of 545  
LIFE SAFETY



Standards of Maintenance By-law No. 5462				Violations
Room No. <span style="color: red;">s.22(1)</span>		<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1	
		Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
		Notes:		
LIFE SAFETY		<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2	
Room No. <span style="color: red;">s.22(1)</span>		<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1	
		Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
		Notes:		
LIFE SAFETY		<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2	
Room No. <span style="color: red;">s.22(1)</span>		<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1	
		Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
		Notes:		
LIFE SAFETY		<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1	
Room No. <span style="color: red;">s.22(1)</span>		<input checked="" type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	2	
		Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
		Notes: <i>water damage -&gt; exterior roof/wall issue</i>		
LIFE SAFETY		<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1	
Room No. <span style="color: red;">s.22(1)</span>		<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	2	
		Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
		Notes:		
LIFE SAFETY		<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2	
Room No. <span style="color: red;">s.22(1)</span>		<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1	
		Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>		
		Notes:		
LIFE SAFETY		<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1	
Vacant				
No Access				
Inspected <span style="color: red;">s.22(1)</span>				
Notes:				
Total				
24				



Standards of Maintenance By-law No. 5462				Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			2
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			2
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <span style="margin-left: 20px;"><u>Lockset</u></span>	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		1
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			1
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			2
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		
LIFE SAFETY	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			2
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		1
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			
<div style="display: flex; justify-content: space-between;"> <div>           Vacant _____            No Access <b>s.22(1)</b> _____            Inspected _____         </div> <div style="border: 1px solid black; padding: 5px;"> <b>Total</b>  <div style="font-size: 2em; margin-top: 10px;">2</div> </div> </div>				
Notes: _____ _____ _____				<div style="font-size: 2em;">9</div>



Property Address <u>54 E Cordova St</u>	Name of Building <u>Cordova Residence</u>	Inspection Date (yy/mm/dd) <u>2020/11/05</u>
Business Licence (B/L) Number	Special Notes on B/L	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>ATLAS</u>	Number of Units <u>30</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>PRHC</u> <u>c/o R/E SERVICES</u>	Building Representative <u>MARK GORDON</u>	Inspectors Attending PUI: <u>ALVIN MARTIN</u>
Ph#	Ph# <u>604-974-9218</u>	Ph# <u>604-873-7511</u>

**Standards of Maintenance By-law No. 5462**

Building Exterior: fire escape / drainpipes / windows / finish

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

**Recommendations:**

All noted deficiencies must be corrected by

Hand delivered to MARK GORDON (Signed) Mark Gordon

Subtotal

Total # Violations

Total Life  
Safety Violations







## REGISTERED AND REGULAR MAIL

November 13, 2020  
CF-2020-015465

PROVINCIAL RENTAL HOUSING CORP  
C/O REAL ESTATE SERVICES  
1701-4555 KINGSWAY  
BURNABY BC V5H 4V8

**Contact Person:**  
Mike Elliston  
Property Use Inspector  
604-871-6968  
mike.elliston@vancouver.ca

## ORDER

RE: 225 DUNLEVY AVENUE – TAMURA HOUSE

A Property Use Inspector attended the above-cited property on November 6, 2020 and reported that they observed life safety violations that are in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

### Rooms:

- 5.22(1)
1. Unit – Smoke alarm is missing;
  2. Unit – Door closer is missing;
  3. Unit – Smoke alarm is missing; and
  4. Unit – Hasp installed on the door.

Section 15.1(1) of the By-law states:

### **15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS**

15.1 (1) *Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.*

Therefore, in accordance with Section 23.2 of the By-law, **you are ordered to:**

- **IMMEDIATELY** correct the above-noted violations (items #1 thru #4).



Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

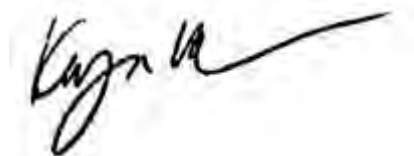
For questions or concerns please contact Mike Elliston, Property Use Inspector, at 604-871-6968 or via email at [mike.elliston@vancouver.ca](mailto:mike.elliston@vancouver.ca).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official

Yours truly,



Kathryn Holm, M. Sc., P. Eng.  
Chief Licence Inspector and  
Director of Licences and Inspections

Copy: TAMURA HOUSE  
C/O JANA SASAKI  
225 DUNLEVY AVENUE  
VANCOUVER BC V6A 3A5

Rob Renning, Deputy Chief, Fire Prevention  
[rob.renning@vancouver.ca](mailto:rob.renning@vancouver.ca)



Property Address <u>225 DUNLEVY ST AV</u>	Name of Building <u>TAMURA HOUSE</u>	Inspection Date (yy/mm/dd) <u>2020/11/06</u>
Business Licence (B/L) Number <u>20-142462 NH</u>	Special Notes on B/L <u>—</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>ATLAS weekly</u>	Number of Units <u>109 su</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>PROVINCIAL RENTAL HOUSING CORPORATION</u>	Building Representative <u>JANA SASAKI MIKE LAWSON</u>	Inspectors Attending PUI: <u>MIKE ELLISTON</u>
Ph#	Ph# <u>604-374-2561</u>	Ph# <u>604-871-6968</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

EXTERIOR OK.

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

NOTE: COVID-19 RISK MITIGATION MEASURES IN EFFECT.

BATHROOMS, HALLWAYS, KITCHENS GOOD.

\* LIFE SAFETY VIOLATIONS TO BE CORRECTED IMMEDIATELY.

Subtotal

Recommendations:

All noted deficiencies must be corrected by December 7, 2020

13

Total # Violations

Hand delivered to JANA SASAKI

(Signed)

[Signature]

4

Total Life  
Safety Violations



Standards of Maintenance By-law No. 5462		Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter <input checked="" type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <u>LOCKSET / LATCH</u>	1
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <u>Remove hasp</u>	1
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input checked="" type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	1
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	1
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace <input checked="" type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	2
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant		
No Access		
Inspected		
Notes:		
		<b>Total</b>
		<b>#5</b>



Standards of Maintenance By-law No. 5462			Violations
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
<b>LIFE SAFETY</b>	<input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		1
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input checked="" type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		1
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. <b>s.22(1)</b>	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean <input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug <input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace <input checked="" type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
<b>LIFE SAFETY</b>	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
<b>Vacant</b> <b>No Access</b> <b>Inspected</b> <b>Notes:</b>			
			<b>Total</b>
			3
			545
<b>LIFE SAFETY</b>			2



Standards of Maintenance By-law No. 5462

Violations

- Room No. **s.22(1)**
- ☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace
- ☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☒ Informed Mgr ☒  
 Notes:

- LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

- Room No. **s.22(1)**
- ☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace
- ☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☒ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐  
 Notes:

- LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

- Room No. **s.22(1)**
- ☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace
- ☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☒ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐  
 Notes:

- LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

- Room No. **s.22(1)**
- ☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace
- ☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐  
 Notes:

- LIFE SAFETY** ☒ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

- Room No. **s.22(1)**
- ☐ Carpets/floor/baseboards - repair/replace/clean  
☒ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace
- ☒ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐  
 Notes:

- LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

- Room No. **s.22(1)**
- ☐ Carpets/floor/baseboards - repair/replace/clean  
☐ Walls/ceiling/floors - repair/replace/clean/panel  
☐ Radiator/Electrical baseboard - repair/replace  
☐ Door-handset/hinges/frame/room# - repair/replace
- ☐ Window-pane/frame/trim/hardware - repair/replace/clean  
☐ Sink/plumbing/taps/leaks - repair/replace/unplug  
☐ Electrical outlets/fixtures/cover plates - repair or replace  
☒ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☒ Doorway 90° N ☐ Informed Mgr ☒  
 Notes:

- LIFE SAFETY** ☐ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)

Vacant **s.22(1)**

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

Inspected **s.22(1)**

Notes:

Total

5



CF Number	CF-2020-015465	Date of Inspection (yyyy/mm/dd)	2020/11/06
Main Address	225 DUNLEVY AVENUE, Vancouver, BC	Specifics and/or Suite #	Life-safety inspection of all tenant rooms and common areas
Tenant	Tamura House	Number of Storeys	4
Owner	CARNEGIE OUTREACH 390 POWELL ST VANCOUVER BC V6A 1G4	Permit Number	n/a
Owner	NEW WORLD CONFECTIONARY 398 POWELL ST VANCOUVER BC V6A 1G4		
Owner	PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8		
Owner	VANCOUVER (CITY) C/O PROPERTY TAX OFFICE PO BOX 7747 STN TERMINAL VANCOUVER BC V6B 8R1		
Agent	Jana Sasaki	Approved Use of Building/Land	SRA
District Zone	DEOD	Present Use of Building/Land	SRA
Business License	20-142462 NH		

Reason for Inspection SRA Annual Inspection - life-safety

#### Narrative/Observations

In attendance: Mike Elliston, Jana Sasaki, Mike Lawson

Inspection found 4 life-safety violations:

1. Room <sup>s.22(1)</sup> - Smoke alarm missing
2. Room - Door closer missing
3. Room - Smoke alarm missing
4. Room - Door - hasp installed

#### Requirements

Violation of Standards of Maintenance #5462 - Section 15.1(1)

#### Recommendations

Immediate order to R/O



Photos Taken? ☐ Yes ☒ No

Date Report Made: November 8, 2020

Mike Elliston  
**Inspector's Name**

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Violation Details	
<b>Violation Number:</b> VI-2020-06309  <b>Violation Date:</b> Nov 06, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Room <span style="background-color: #cccccc;">s.22(1)</span> Door closer missing  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>
<b>Violation Number:</b> VI-2020-06308  <b>Violation Date:</b> Nov 06, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Room <span style="background-color: #cccccc;">s.22(1)</span> Smoke alarm missing  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>
<b>Violation Number:</b> VI-2020-06307  <b>Violation Date:</b> Nov 06, 2020  <b>Violation Type:</b> Standards of Maintenance By-Law No. 5462  <b>Resolve By:</b>   <b>Violation Status:</b>	<b>Violation:</b> Room <span style="background-color: #cccccc;">s.22(1)</span> Door - hasp installed  <b>Standards of Maintenance #5462 - Section 15.1(1):</b> 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.  <b>Violation Instructions:</b>



<p>Violation Number: <b>VI-2020-06310</b></p> <p>Violation Date: <b>Nov 06, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violati Room <b>s.22(1)</b> - Smoke alarm missing</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
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**REGISTERED AND REGULAR MAIL**

January 3, 2020  
CF-2019-013379

**Contact Person**  
Mike Elliston  
Property Use Inspector  
604-871-6968  
[mike.elliston@vancouver.ca](mailto:mike.elliston@vancouver.ca)

CARNEGIE OUTREACH  
390 POWELL STREET  
VANCOUVER BC V6A 1G4

PROVINCIAL RENTAL HOUSING CORP  
C/O REAL ESTATE SERVICES  
ATTN: RON HANSEN  
1701 – 4555 KINGSWAY  
BURNABY BC V5H 4T8

NEW WORLD CONFECTIONARY  
398 POWELL STREET  
VANCOUVER BC V5H 4T8

## **ORDER**

RE: 225 DUNLEVY AVENUE – TAMURA HOUSE

This is further to our letter dated November 8, 2019.

A Property Use Inspector re-inspected the above-cited property on December 4, 2019 and reported that although 38 violations have been corrected, the following 25 violations remain outstanding, in contravention of Section 21.10 (c),(d) (e) & (f) of Standards of Maintenance By-law No. 5462 (the By-law), which states:

### **21. MAINTENANCE STANDARDS FOR LODGING HOUSES**

21.10 *Every lodging house owner shall at all times keep or maintain the lodging house:*

- (c) fixtures and appliances in good working order and repair;*
- (d) floors, stairs, doors, walls and windows in good working order and repair;*
- (e) heating system in good working order and repair; and*
- (f) sinks, toilets and bathing fixtures in good working order and repair.*



The following was observed:

**Common Area**

1. 2<sup>nd</sup> Floor – Bathroom 245 – Walls – hole in drywall. *Violation of SofM Section 21.10(d)*

**Rooms**

2. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
3. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
4. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
5. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
6. Room E-22(1) - Walls – holes in drywall. *Violation of SofM Section 21.10(d)*
7. Room E-22(1) - Pests – roaches. *Violation of SofM Section 21.10(b)*
8. Room E-22(1) - Walls – hole in drywall. *Violation of SofM Section 21.10(d)*
9. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10 (f)*
10. Room E-22(1) - Walls – holes in drywall. *Violation of SofM Section 21.10(d)*
11. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
12. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
13. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
14. Room E-22(1) - Sink – tap handle missing. *Violation of SofM Section 21.10(f)*
15. Room E-22(1) - Ceiling – holes in drywall. *Violation of SofM Section 21.10(d)*
16. Room E-22(1) - Walls – hole in drywall. *Violation of SofM Section 21.10(d)*
17. Room E-22(1) - Walls – holes in drywall. *Violation of SofM Section 21.10(d)*
18. Room E-22(1) - Walls – hole in drywall. *Violation of SofM Section 21.10(d)*
19. Room E-22(1) - Electrical – cover plate missing. *Violation of SofM Section 21.10(c)*
20. Room E-22(1) - Electrical –baseboard thermostat missing. *Violation of SofM Section 21.10(e)*
21. Room E-22(1) - Electrical – Ceiling fixture not working. *Violation of SofM Section 21.10(c)*
22. Room E-22(1) - Walls – hole in drywall. *Violation of SofM Section 21.10(d)*



- 5.22(1)
- |          |                                |   |
|----------|--------------------------------|---|
| 23. Room | - Sink – tap handle missing.   | <i>Violation of SofM Section 21.10(f)</i> |
| 24. Room | - Door – not closing properly. | <i>Violation of SofM Section 21.10(d)</i> |
| 25. Room | - Sink – tap handle missing.   | <i>Violation of SofM Section 21.10(f)</i> |

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

1. correct the violations detailed above (item nos. 1 thru 25),

**WITHIN 30 DAYS OF THE DATE OF THIS ORDER.**

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

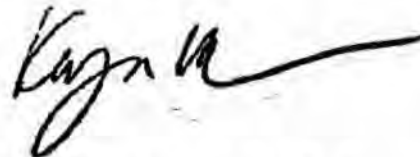
For questions or concerns please contact Mike Elliston, Property Use Inspector at 604-871-6968 or via email at [mike.elliston@vancouver.ca](mailto:mike.elliston@vancouver.ca).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official and  
Director, Building Code and Policy

Yours truly,



Kathryn Holm, M. Sc., P. Eng.  
Chief Licence Inspector and  
Director of Licences and Inspections

Copy: LOOKOUT SOCIETY  
544 COLUMBIA STREET  
NEW WESTMINSTER BC V3L 1B1



## REGISTERED AND REGULAR MAIL

November 25, 2020  
CF-2020-016372

PROVINCIAL RENTAL HOUSING CORP  
261 E HASTINGS ST  
VANCOUVER BC V6A 1P2

### Contact Person:

Alvin Leung  
Property Use Inspector  
604-871-6009  
alvin.leung@vancouver.ca

## ORDER

RE: 261 E HASTINGS STREET – WALTON HOTEL

A Property Use Inspector attended the above-cited property on November 23, 2020 and reported that they observed life safety violations that are in contravention of Section 151(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

### Rooms:

- |         |         |  |
|---------|---------|--|
| 1. Unit | s.22(1) | – Items hanging from the sprinkler line; |
| 2. Unit |         | – Items hanging from the sprinkler line; |
| 3. Unit |         | – Smoke alarm in disrepair;              |
| 4. Unit |         | – Items hanging from the sprinkler line; |
| 5. Unit |         | – Smoke alarm in disrepair;              |
| 6. Unit |         | – Smoke alarm in disrepair;              |
| 7. Unit |         | – Smoke alarm in disrepair; and          |
| 8. Unit |         | – Smoke alarm in disrepair.              |

Section 15.1(1) of the By-law states:

### 15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) *Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.*



Therefore, in accordance with Section 23.2 of the By-law, **you are ordered to:**

- **IMMEDIATELY** correct the above-noted violations (Items #1 thru #8).

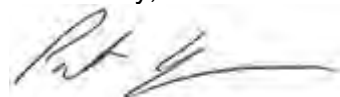
Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

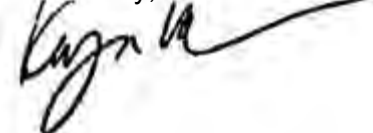
For questions or concerns please contact Alvin Leung, Property Use Inspector, at 604-871-6009 or via email at [alvin.leung@vancouver.ca](mailto:alvin.leung@vancouver.ca).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official

Yours truly,



Kathryn Holm, M. Sc., P. Eng.  
Chief Licence Inspector and  
Director of Licences and Inspections

Copy: PROVINCIAL RENTAL HOUSING CORPORATION  
1701 – 4555 KINGSWAY  
BURNABY BC V5H 4V8

Perry Brown, Manager  
[perry.brown@lookoutsociety.ca](mailto:perry.brown@lookoutsociety.ca)

Ciara O'Connor, Coordinator  
[ciara.oconnor@lookoutsociety.ca](mailto:ciara.oconnor@lookoutsociety.ca)

Rob Renning, Deputy Chief, Fire Prevention  
[rob.renning@vancouver.ca](mailto:rob.renning@vancouver.ca)



November 25, 2020  
CF-2020-014563

PROVINCIAL RENTAL HOUSING CORP  
261 E HASTINGS ST  
VANCOUVER BC V6A 1P2

RE: 261 E HASTINGS STREET – WALTON HOTEL

An inspection of the above-cited property on November 23, 2020, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

Enclosed is a copy of the Property Use SRA Inspection Report (Checklist) that lists the deficiencies observed during the inspection. The Checklist was also handed to the Building Manager, Perry Brown, on the date of the inspection.

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist **BY JANUARY 6, 2021**.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,



Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure

Copy: Perry Brown, Manager  
[perry.brown@lookoutsociety.ca](mailto:perry.brown@lookoutsociety.ca)

Ciara O'Connor, Coordinator  
[ciara.oconnor@lookoutsociety.ca](mailto:ciara.oconnor@lookoutsociety.ca)



CF Number	CF-2020-016372	Date of Inspection (yyyy/mm/dd)	2020/11/23
Main Address	261 E HASTINGS ST	Specifics and/or Suite #	Walton Hotel
Tenant	N/A	Number of Storeys	3 storeys
Owner	PROVINCIAL RENTAL HOUSING CORP 261 HASTINGS ST E VANCOUVER BC V6A 1P2	Permit Number	DB427880
Agent	N/A	Approved Use of Building/Land	Rooming House
District Zone	DEOD	Present Use of Building/Land	Rooming House
Business License	20-142304 NH Issued		

Reason for Inspection Annual SRA Inspection (Life Safety Violations)

#### Narrative/Observations

Inspection today with Perry Brown, manager and Ciara O'Connor, coordinator of the Lookout Society revealed that there are 8 units that have either smoke alarms in disrepair or items hanging off of the sprinkler lines in this SRA building (Walton Hotel).

#### Units in violation:

Smoke alarm in disrepair: 220, 303, 308, 314, and 318

Items hanging from the sprinkler line: 201, 203 and 221

Perry Brown, manager

778-990-9506, [perry.brown@lookoutsociety.ca](mailto:perry.brown@lookoutsociety.ca)

Ciara O'Connor, coordinator

604-219-3370, [ciara.oconnor@lookoutsociety.ca](mailto:ciara.oconnor@lookoutsociety.ca)

#### Requirements

Standards of Maintenance Bylaw 5462 and Section 15.1(1).

#### Recommendations

Immediate Standards of Maintenance Order

Photos Taken? ☒ Yes ☐ No

Date Report Made: November 24, 2020

Alvin Leung  
Inspector's Name



Violation Details	
<p>Violation Number: VI-2020-06599</p> <p>Violation Date: Nov 23, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Items hanging from sprinkler line; to be removed</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2020-06602</p> <p>Violation Date: Nov 23, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Items hanging from sprinkler line; to be removed</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2020-06603</p> <p>Violation Date: Nov 23, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm in a state of disrepair</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-06604</b></p> <p>Violation Date: <b>Nov 23, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Items hanging from sprinkler line; to be removed</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-06595</b></p> <p>Violation Date: <b>Nov 23, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm in a state of disrepair</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-06596</b></p> <p>Violation Date: <b>Nov 23, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm in a state of disrepair</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



<p>Violation Number: <b>VI-2020-06597</b></p> <p>Violation Date: <b>Nov 23, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm in a state of disrepair</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>
<p>Violation Number: <b>VI-2020-06598</b></p> <p>Violation Date: <b>Nov 23, 2020</b></p> <p>Violation Type: <b>Standards of Maintenance By-Law No. 5462</b></p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Room <b>5.22(1)</b> - Smoke alarm in a state of disrepair</p> <p>Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.</p> <p>Violation Instructions:</p>



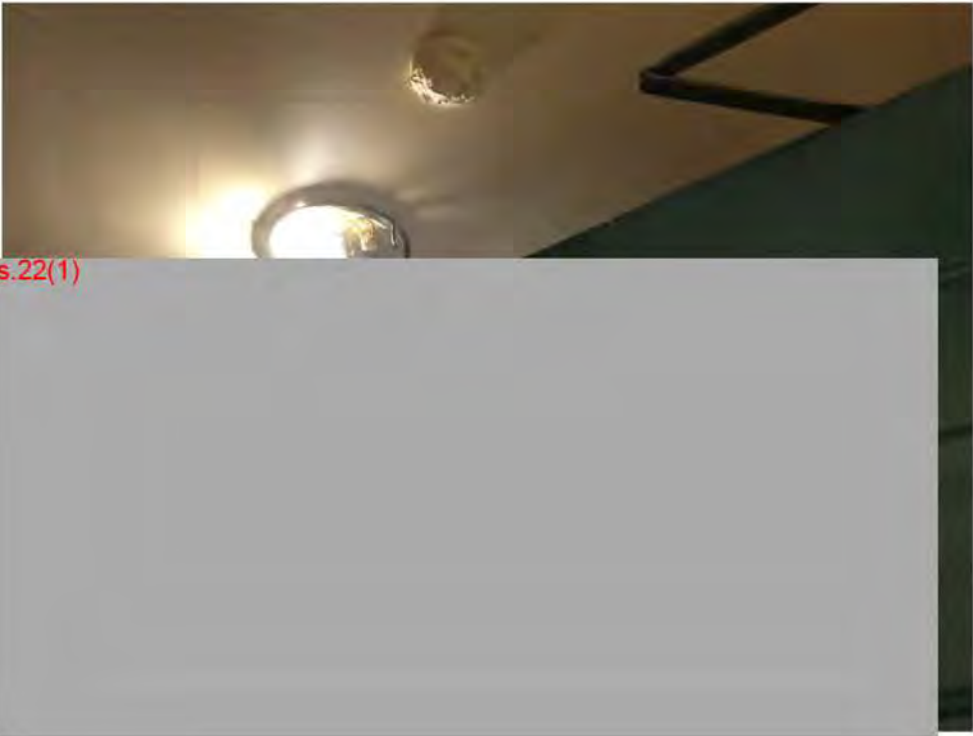
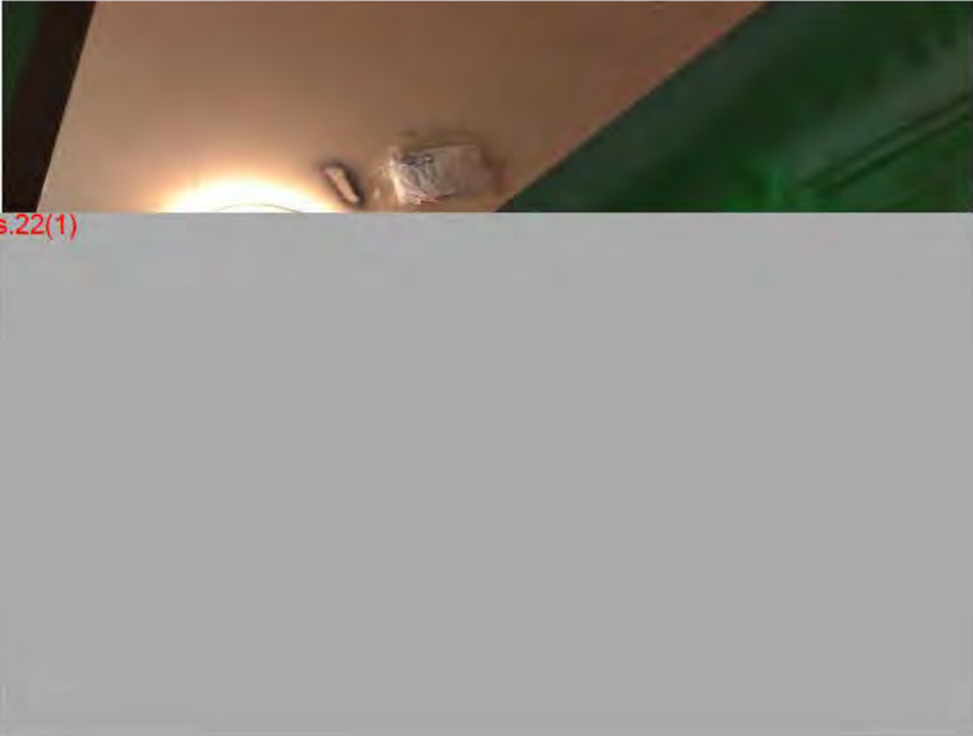
Photo	Description
 <p>s.22(1)</p>	<p>Unit <span style="background-color: #cccccc;">s.22(1)</span> - Smoke alarm in disrepair</p>
 <p>s.22(1)</p>	<p>Unit <span style="background-color: #cccccc;">s.22(1)</span> - Smoke alarm in disrepair</p>





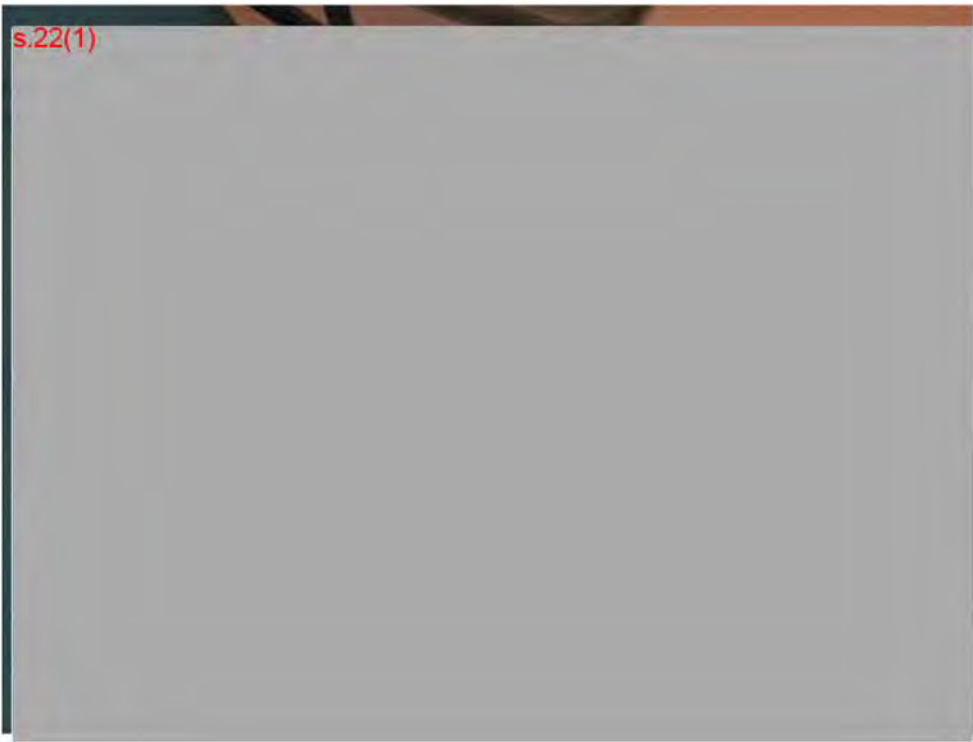



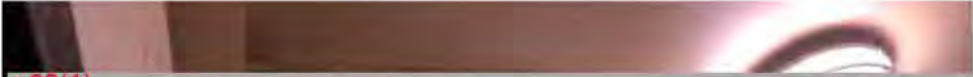

Photo	Description
 <p>s.22(1)</p>	<p>Unit  - Smoke alarm in disrepair</p>
 <p>s.22(1)</p>	<p>Unit  - Smoke alarm covered by flag</p>



Photo	Description
 <p>s.22(1)</p>	<p>Unit  - Christmas lights hanging off of sprinkler line</p>
 <p>s.22(1)</p>	<p>Unit  - Bike hanging off of sprinkler line</p>



Photo	Description
 <p>s.22(1)</p>	<p>Unit  - Smoke alarm in disrepair</p>
 <p>s.22(1)</p>	<p>Unit  - Sheets and hangers hanging off of sprinkler line</p>