

Property Address <u>261 E HASTINGS ST</u>	Name of Building <u>WALTON HOTEL</u>	Inspection Date (yy/mm/dd) <u>2020/11/23</u>
Business Licence (B/L) Number <u>20-142304 NH</u>	Special Notes on B/L	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>ATLAS PEST CONTROL</u>	Number of Units <u>48</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>PROVINCIAL RENTAL HOUSING CORP</u>	Building Representative <u>PERRY BROWN</u> <u>perry.brown@clockandstraw.com</u>	Inspectors Attending PUI: <u>ALVIN LEUNG</u> <u>alvin.leung@vancouver.ca</u>
	<u>CIARA O'CONNOR</u> <u>clara.oconnor@clockandstraw.com</u>	
Ph#	Ph# <u>778-990-9506</u>	Ph# <u>604-871-6009</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish
Sprinkler building

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

3rd Story - bathrooms & kitchen, laundry
2nd story - bathrooms & kitchen
1 - Grease on common hallway walls
1 - Fire extinguishers missing on 2nd & 3rd floor
3 -
Re-inspection: Thursday, Jan 7/21 @ 10am

	Subtotal
	<u>1 - 3</u>

Recommendations:

All noted deficiencies must be corrected by <u>Wednesday, Jan 6/21</u>	Total # Violations <u>8</u>
Hand delivered to <u>PERRY BROWN</u> (Signed) <u>[Signature]</u>	
	Total Life Safety Violations

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 checked="" type="checkbox"/> Window-pane/frame/trim/hardware - <u>repair/replace/clean</u> <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 checked="" type="checkbox"/> Informed Mgr <input checked="" 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 checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - <u>repair or replace</u> <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 type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			0
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 checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - <u>repair or replace</u> <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 type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			0
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 checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - <u>repair or replace</u> <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		1
	Clutter Y <input 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)			0
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 checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - <u>repair or replace</u> <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 type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)			0
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 checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - <u>repair or replace</u> <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)			1
Vacant				
No Access				
Inspected	s.22(1)			
Notes:	<u>3rd floor - men & women bathroom</u> <u>Kitchen</u>			Total
				6
				2

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 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 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: <u>Bulbs light doesn't turn on</u>			
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)			0
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		0
	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <u>covered by floor</u>			
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 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 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)			0
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 checked="" 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 checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes: <u>light bulbs</u>			
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)			0
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 checked="" 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: <u>light bulbs & cover</u>			
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)			0
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 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	s.22(1)			
Notes:				Total
				5

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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 Clutter <input type="checkbox"/> Doorway 90° <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)		0
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 Clutter <input type="checkbox"/> Doorway 90° <input type="checkbox"/> Informed Mgr <input checked="" 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 checked="" 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)		0
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 Clutter <input type="checkbox"/> Doorway 90° <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	0
LIFE SAFETY	<input 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
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 Clutter <input type="checkbox"/> Doorway 90° <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 checked="" 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)		0
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 Clutter <input type="checkbox"/> Doorway 90° <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 checked="" 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)		0
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 Clutter <input type="checkbox"/> Doorway 90° <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 checked="" 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 checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		1
Vacant			
No Access			
Inspected	s.22(1)		
Notes:			Total
			5

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 checked="" 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:	2
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)	0
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 checked="" 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 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)	0
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 checked="" 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 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)	0
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 checked="" type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	0
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)	0
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 checked="" type="checkbox"/> Notes:	0
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)	0
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input 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)	0
Vacant	s.22(1)	
No Access	s.22(1)	
Inspected	s.22(1)	
Notes: <u>2nd floor bathroom</u> <u>broken</u>		Total
		5

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# - <u>repair/replace</u> <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 <u>or</u> replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - <u>pest</u> control Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input 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)	0
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 <u>or</u> replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - <u>pest</u> control Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input checked="" type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	0
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
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 <u>or</u> replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - <u>pest</u> control Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input checked="" type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	0
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
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 checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - <u>repair or</u> replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - <u>pest</u> control Clutter <input type="checkbox"/> Y <input checked="" type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input 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)	0
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 <u>or</u> replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - <u>pest</u> control Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> 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.	<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 <u>or</u> replace <input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - <u>pest</u> control Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> 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)	
Vacant		
No Access		
Inspected	s.22(1)	
Notes:		
		Total
		2
		LIFE SAFETY
		2

Property Address <u>7 W Hastings St</u>	Name of Building <u>Beacon Hotel</u>	Inspection Date (yy/mm/dd) <u>2020/11/05</u>
Business Licence (B/L) Number <u>20-142291</u>	Special Notes on B/L	Security/Video <input type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>Bugs Be Gone - On call</u>	Number of Units <u>35</u>	SRA Tenant Register <input type="checkbox"/>
Owner Information	Building Representative	24-hr Tenant Check <input type="checkbox"/>
<u>PHS</u>	<u>Steve</u>	Inspectors Attending PUI: <u>COLIN DURCAN</u>
Ph#	Ph# <u>604 669 3287</u>	Ph# <u>604 871 6423</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

Subtotal

Recommendations:

All noted deficiencies must be corrected by

Hand delivered to Steve Ferrara

(Signed) 

Total # Violations

0

Total Life
Safety 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/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				
LIFE SAFETY	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <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.	<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				
LIFE SAFETY	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <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.	<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				
LIFE SAFETY	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <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.	<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				
LIFE SAFETY	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <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.	<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				
LIFE SAFETY	Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <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:						
Total						0

Property Address <u>7 W HASTINGS ST.</u>	Name of Building <u>BEACON HOTEL</u>	Inspection Date (yy/mm/dd) <u>19/12/05</u>
Business Licence (B/L) Number <u>2020-142291</u>	Special Notes on B/L <u>-</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>BUGS-BE-GONE + PEST DETECTIVE</u>	Number of Units <u>41</u>	SRA Tenant Register <input checked="" type="checkbox"/>
Owner Information <u>BC HOUSING</u>	Building Representative <u>PORTLAND HOTEL SOCIETY</u> <u>SHARLENA LEGASSE</u> <u>CHELSEA WHITE</u>	24-hr Tenant Check <input checked="" type="checkbox"/> Inspectors Attending PUI: <u>KYLE PRINGLE</u>
Ph#	Ph# <u>604-669-3287</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

* BUTTER IN 2ND FL. HALL OUTSIDE # **s.22(1)**

Recommendations:		Subtotal
All noted deficiencies must be corrected by <u>DEC 13/19 (LIFE SAFETY)</u>		<u>5</u>
Hand delivered to <u>CHELSEA WHITE</u> (Signed) <u>[Signature]</u>	<u>JAN 6/19 (NON-LIFE SAFETY)</u>	Total # Violations
		<u>6</u>
		Total Life Safety Violations

LIFE SAFETY

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 <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> 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. 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 <input type="checkbox"/> Y <input checked="" type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input 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)	—
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 checked="" 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"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input 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)	—
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 <input type="checkbox"/> Y <input checked="" type="checkbox"/> Doorway 90° <input type="checkbox"/> 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)	—
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 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"/> Y <input checked="" type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input 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)	—
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 Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> 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)	—
Vacant		
No Access		
Inspected s.22(1)		
Notes:		
		Total
		2

CF Number	CF-2019-014875	Date of Inspection (yyyy/mm/dd)	2019/12/05
Main Address	7 W HASTINGS STREET	Specifics and/or Suite #	Beacon Hotel
Tenant	PHS Community Services Society 9 E Hastings St Vancouver, BC V6A 1M9	Number of Storeys	Four
Owner	PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES ATTN RON HANSEN 1701-4555 KINGSWAY BURNABY BC V5H 4T8	Permit Number	OC-2016-00923 DE416978
Agent	N/A	Approved Use of Building/Land	SRA - 36 SU's
District Zone	DEOD	Present Use of Building/Land	SRA
Business License	20-142291		

Reason for Inspection Annual SRA Inspection (Life Safety Violations)

Narrative/Observations

Inspection at 11:00 AM revealed six life safety violations:

- Unit ^{s.22(1)} automatic door closer disabled.
- Unit automatic door closer disabled.
- Unit automatic door closer disabled.
- Unit automatic door closer disabled.
- Unit automatic door closer disabled.
- Unit automatic door closer disabled.

The building manager, Chelsea White, escorted me throughout the building, and I explained to her that these life safety issues needed to be resolved immediately.

There were five non-life safety violations, and they will be processed under a separate case file.

Requirements

Violation of Section 15.1(1) of the Standards of Maintenance Bylaw.

Recommendations

Send immediate SoM order to property owner and operator (PHS Community Services Society) to have life safety violations resolved.

Photos Taken? ☒ Yes ☐ No

Date Report Made: December 9, 2019

Kyle Pringle
Inspector's Name

Violation Details	
Violation Number: VI-2019-08628 Violation Date: Dec 05, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) Automatic door closer has been disabled. Standards of Maintenance By-law No. 5462: 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. Violation Instructions:
Violation Number: VI-2019-08627 Violation Date: Dec 05, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) : Automatic door closer has been disabled. Standards of Maintenance By-law No. 5462 Sec. 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. Violation Instructions:
Violation Number: VI-2019-08626 Violation Date: Dec 05, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) Automatic door closer has been disabled. Standards of Maintenance By-law No. 5462 Sec. 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. Violation Instructions:

Violation Number: VI-2019-08625 Violation Date: Dec 05, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) automatic door closer has been disabled. Standards of Maintenance By-law No. 5462 Sec. 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. Violation Instructions:
Violation Number: VI-2019-08623 Violation Date: Dec 05, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Uni s.22(1) : Automatic door closer has been disabled. Standards of Maintenance By-law No. 5462 Sec. 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. Violation Instructions:
Violation Number: VI-2019-08624 Violation Date: Dec 05, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Units s.22(1) : Automatic door closer has been disabled. Standards of Maintenance By-law No. 5462 Sec. 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. Violation Instructions:





Photo	Description
	<p>December 5, 2019</p> <p>Disabled automatic door closer in Unit .</p>
	<p>December 5, 2019</p> <p>Disabled automatic door closer in Unit .</p>




Photo	Description
	<p>December 5, 2019</p> <p>Removed automatic door closer from Unit s.22(1)</p>
	<p>December 5, 2019</p> <p>Removed automatic door closer from Unit s.22(1)</p>

Photo	Description
 <p>s.22(1)</p>	<p>December 5, 2019</p> <p>Disabled automatic door closer from Unit s.22(1).</p>



December 16, 2019
CF-2019-016104

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

RE: 7 W HASTINGS STREET – BEACON HOTEL

Following an inspection on December 5, 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 Manager/Representative, Chelsea White, 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 **BY JANUARY 6, 2020.**

Please be advised that life safety issues reported during this inspection are to be immediately corrected as per our Order dated December 11, 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,

A handwritten signature in black ink, appearing to read "Kyle Pringle".

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

Copy: PHS COMMUNITY SERVICES SOCIETY
9 EAST HASTINGS STREET
VANCOUVER BC V6A 1M9

BEACON HOTEL
ATTN: CHELSEA WHITE
7 WEST HASTINGS STREET
VANCOUVER BC V5H 4T8

REGISTERED AND REGULAR MAIL

December 11, 2019
CF-2019-014875

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

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

ORDER

RE: 7 W HASTINGS STREET – BEACON HOTEL

A Property Use Inspector inspected the above-cited property on December 5, 2019 and reported the following violations, in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law), which 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.*

The following was observed:

Unit No: E-32(1)

1.	Unit	– Door – automatic door closer disabled.	<i>Violation of SofM Section 15.1(1)</i>
2.	Unit	– Door – automatic door closer disabled.	<i>Violation of SofM Section 15.1(1)</i>
3.	Unit	– Door – automatic door closer disabled.	<i>Violation of SofM Section 15.1(1)</i>
4.	Unit	– Door – automatic door closer disabled.	<i>Violation of SofM Section 15.1(1)</i>
5.	Unit	– Door – automatic door closer disabled.	<i>Violation of SofM Section 15.1(1)</i>
6.	Unit	– Door – automatic door closer disabled.	<i>Violation of SofM Section 15.1(1)</i>

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

1. **IMMEDIATELY** correct the violations detailed above (item nos. 1 thru 6).

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.

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: PHS COMMUNITY SERVICES SOCIETY
9 EAST HASTINGS STREET
VANCOUVER BC V6A 1M9

BEACON HOTEL
ATTN: CHELSEA WHITE
7 WEST HASTINGS STREET
VANCOUVER BC V5H 4T8

ROB RENNING, DEPUTY CHIEF, FIRE PREVENTION
rob.renning@vancouver.ca

SR No. 2020-015265
2020-015266

Property Address <u>177 E HASTINGS ST</u>	Name of Building <u>MAPLE HOTEL</u>	Inspection Date (yy/mm/dd) <u>20/11/02</u>
Business Licence (B/L) Number <u>20-142293</u>	Special Notes on B/L <u>SRA</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>BUGS BE GONE</u>	Number of Units <u>81</u>	SRA Tenant Register <input checked="" type="checkbox"/>
Owner Information <u>PROVINCIAL RENTAL HOUSING CORP</u>	Building Representative <u>NELSON DONAIS</u>	24-hr Tenant Check <input checked="" type="checkbox"/>
		Inspectors Attending PUI: <u>KYLE PRINGLE</u>
Ph#	Ph# <u>604-681-3220</u>	Ph# <u>604-873-7088</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

• BEST CONTROL - MONTHLY INSPECTIONS - TREATMENT AS NEEDED

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

• ELEVATOR OUT OF ORDER

Recommendations:

All noted deficiencies must be corrected by IMMEDIATELY (DOOR CLOSER)

• NO FIXED DEADLINE FOR ELEVATOR

Hand delivered to NELSON DONAIS

(Signed) [Signature]

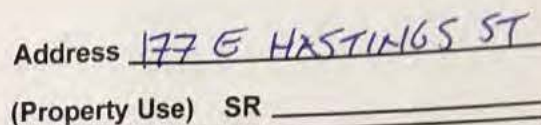
Subtotal

1

Total # Violations

2

Total Life Safety Violations



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 <input type="checkbox"/> Doorway 90° <input type="checkbox"/> 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.	<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
S.22(1)	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)

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
s.22(1)	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)

Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
	<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
	<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
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Clutter Y <input checked="" type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/>		
Notes:		

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

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 <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> Doorway 90° <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	

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

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 ☐ SMOKE ALARM ☐ SPRINKLER LINE ☒ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING ≥ 1 SQ. FT.

Notes:

Total

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"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter ☒ Doorway 90° ☒ Informed Mgr ☒

Notes:

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

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

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter ☒ Doorway 90° ☒ Informed Mgr ☒

Notes:

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

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

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter ☒ Doorway 90° ☒ Informed Mgr ☒

Notes:

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

Room No.

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter ☐ Doorway 90° ☐ Informed Mgr ☐

Notes:

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

Room No.

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter ☐ Doorway 90° ☐ Informed Mgr ☐

Notes:

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

Room No.

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter ☐ Doorway 90° ☐ 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

November 18, 2020
CF-2020-015266

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

RE: 177 E HASTINGS STREET – MAPLE HOTEL

An inspection of the above-cited property on November 2, 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, Nelson Donais, 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 **within 60 days of the date of this letter**.

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

Enclosure

Copy: MAPLE HOTEL
C/O NELSON DONAIS, BUILDING MANAGER
177 E HASTINGS STREET
VANCOUVER BC V6A 1N5

Property Address <u>412 CARRALL ST</u>	Name of Building <u>PENNSYLVANIA HOTEL</u>	Inspection Date (yy/mm/dd) <u>20/11/19</u>
Business Licence (B/L) Number <u>20-142289</u>	Special Notes on B/L	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>PEST DETECTIVE - RODENTS</u> <u>BUGS BE GONE - BUGS</u>	Number of Units <u>44</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>PHS COMMUNITY</u> <u>SERVICES SOCIETY</u>	Building Representative <u>Spike Harris</u> <u>spike.harris@phs.ca</u>	Inspectors Attending PUI: <u>ALVIN LEUNG</u> <u>alvin.leung@vancouver.ca</u>
	<u>Cole Small</u> <u>cole.small@phs.ca</u>	
Ph# <u>604-683-0073</u>	Ph# <u>604-999-4525 / 604-812-2486</u>	Ph# <u>604-871-6009</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

Sprinklered Building

Front desk staff office located in lobby on ground floor

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

Interior in good condition

Manager's office located on 5th floor

All common areas are in good condition

4th & 5th floors operated by PHS (22 rooms)

2nd & 3rd floors operated by VCH (22 rooms) non SRO

(2nd floor is transitional, 3rd floor is Pennsylvania Supported Suites)

Tenants are under medical supervision - not inspected as it isn't SRO operated

#201 Nurse Office

207 VCH office & kitchen

Subtotal

REINSPECTION DATE: Wednesday, Dec 23/20

0

Recommendations:

All noted deficiencies must be corrected by

Tuesday, Dec 22/20

2

Total # Violations

Hand delivered to

COLE SMALL

(Signed)



0

**Total Life
Safety Violations**

Standards of Maintenance By-law No. 5462

Violations	
<p>Room No. s.22(1)</p> <p><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</p> <p><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</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/></p> <p>Notes: <u>Vacant</u></p> <p>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)</p>	1
<p>Room No. s.22(1)</p> <p><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</p> <p><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</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/></p> <p>Notes:</p> <p>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)</p>	0
<p>Room No.</p> <p><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</p> <p><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</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>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)</p>	
<p>Room No.</p> <p><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</p> <p><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</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>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)</p>	
<p>Room No.</p> <p><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</p> <p><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</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>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)</p>	
<p>Room No.</p> <p><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</p> <p><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</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>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)</p>	
<p>Room No.</p> <p><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</p> <p><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</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>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)</p>	
<p>Vacant</p> <p>No Access</p> <p>Inspected</p> <p>s.22(1)</p>	
<p>Notes: <u>5th floor - Manager's office, Laundry room</u> <u>4th floor - Tech room for PHS organization, Laundry room</u></p>	<p>Total</p> <p>2</p>

November 23, 2020
CF-2020-013475

PHS COMMUNITY SERVICES SOCIETY
ATTN: BRAD DOHERY
20 W HASTINGS ST
VANCOUVER BC V6B 1G6

RE: 412 CARRALL STREET – PENNYSYLVANIA HOTEL

An inspection of the above-cited property on November 19, 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, Cole Small, 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 DECEMBER 22, 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,



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

Enclosure

Copy: PENNYSYLVANIA HOTEL
C/O COLE SMALL
412 CARRALL STREET
VANCOUVER BC V6B 2J7

Cole Small & Spike Harris, Building Manager/Representative
cole.small@phs.ca
spike.harris@phs.ca

REGISTERED AND REGULAR MAIL

January 28, 2020
CF-2019-014439

Contact Person

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

PROVINCIAL RENTAL HOUSING CORP
C/O REAL ESTATE SERVICES
ATTN: RON HANSEN
1701 – 4555 KINGSWAY
BURNABY BC V5H 4V8

ORDER

RE: 309 CARRALL STREET – RAINIER HOTEL

Further to our letter dated November 6, 2019, a Property Use Inspector re-inspected the above-cited property on January 21, 2020 and reported that two (2) violations remain outstanding in contravention of Section 21.10(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:*
(f) sinks, toilets and bathing fixtures in good working order and repair.

The following violations were reported:

Common Area:

- | | |
|--|--|
| 1. 3 rd Floor – Bathroom #5 – not in working order. | <i>Violation of SofM Section 21.10(f).</i> |
| 2. 3 rd Floor – Bathroom #6 – not in working order. | <i>Violation of SofM Section 21.10(f).</i> |

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to correct the above-noted deficiencies **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.

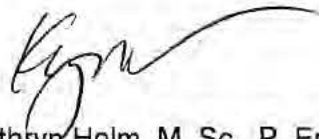
For questions or concerns please contact Kyle Pringle, Property Use Inspector at 604-873-7088 or via email at kyle.pringle@vancouver.ca

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: RAINIER HOTEL
ATTN: GUINEVERRE PENCARRICK
309 CARRALL STREET
VANCOUVER BC V6B 2J4

PROVINCIAL RENTAL HOUSING CORP
ATTN: DEREK DOUBLE – DIRECTOR OF FACILITIES
1701 – 4555 KINGSWAY
BURNABY BC V5H 4V8

Property Address <u>309 CARROLL ST</u>	Name of Building <u>RAINIER HOTEL</u>	Inspection Date (yy/mm/dd) <u>19/10/29</u>
Business Licence (B/L) Number <u>19-131179</u>	Special Notes on B/L <u>-</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>PEST DETECTIVE</u>	Number of Units <u>47</u>	SRA Tenant Register <input checked="" type="checkbox"/>
		24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>PROVINCIAL RENTAL</u> <u>HOUSING CORP</u> <u>ATTN: RON HANSEN</u>	Building Representative <u>GUINEVERE PENICARRICK</u>	Inspectors Attending <u>PUI: KYLE PRINGLE</u>
Ph#	Ph# <u>604-240-0891</u>	Ph# <u>604-873-7058</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 GUINEVERE PENICARRICK (Signed) Gunn P

Total # Violations

5

For Manager or Supervisor Use Only

Manager/Supervisor

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 checked="" 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	Violations
Room No. S.22(1)			1
	RODENT DROPPINGS		
Room No. S.22(1)			1
	DOORWAY BLOCKED - VFD ORDER POSTED ON DOOR		
Room No. W.C.5 3RD FL			1
	OUT OF ORDER		
Room No. W.C.6 3RD FL			1
	OUT OF ORDER		
Room No. S.22(1)			1
	NO ACCESS		
Room No.			
Room No.			
Vacant			
No Access			
Inspected			
S.22(1)			Total

REGISTERED AND REGULAR MAIL

January 28, 2020
CF-2019-014439

Contact Person

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

PROVINCIAL RENTAL HOUSING CORP
C/O REAL ESTATE SERVICES
ATTN: RON HANSEN
1701 – 4555 KINGSWAY
BURNABY BC V5H 4V8

ORDER

RE: 309 CARRALL STREET – RAINIER HOTEL

Further to our letter dated November 6, 2019, a Property Use Inspector re-inspected the above-cited property on January 21, 2020 and reported that two (2) violations remain outstanding in contravention of Section 21.10(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:*
(f) sinks, toilets and bathing fixtures in good working order and repair.

The following violations were reported:

Common Area:

- | | |
|--|--|
| 1. 3 rd Floor – Bathroom #5 – not in working order. | <i>Violation of SofM Section 21.10(f).</i> |
| 2. 3 rd Floor – Bathroom #6 – not in working order. | <i>Violation of SofM Section 21.10(f).</i> |

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to correct the above-noted deficiencies **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.

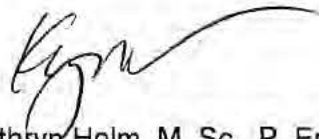
For questions or concerns please contact Kyle Pringle, Property Use Inspector at 604-873-7088 or via email at kyle.pringle@vancouver.ca

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: RAINIER HOTEL
ATTN: GUINEVERRE PENCARRICK
309 CARRALL STREET
VANCOUVER BC V6B 2J4

PROVINCIAL RENTAL HOUSING CORP
ATTN: DEREK DOUBLE – DIRECTOR OF FACILITIES
1701 – 4555 KINGSWAY
BURNABY BC V5H 4V8

CF Number	CF-2019-014439	Date of Inspection (yyyy/mm/dd)	2020/01/21
Main Address	309 CARRALL STREET	Specifics and/or Suite #	Rainier Hotel
Tenant	PHS Community Services Society	Number of Storeys	Three
Owner	PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES ATTN RON HANSEN 1701-4555 KINGSWAY BURNABY BC V5H 4T8	Permit Number	N/A
Agent	N/A	Approved Use of Building/Land	SRA
District Zone	DEOD	Present Use of Building/Land	SRA
Business License	2020-142290		

Reason for Inspection Recheck of SoM Letter dated November 6, 2019

Narrative/Observations

Inspection at 11:00 AM revealed that half of the previously observed violations had been corrected. The two outstanding violations that were not resolved were the bathrooms (5 and 6) on the third floor that were observed as "out of order".

The property manager, Guineverre Pencarrick, escorted me throughout the building and explained that the bathrooms had been out of order for over a year. She also said she would welcome a SoM order being sent to the Provincial Rental Housing Corp.

Per CF-2018-013108, these bathrooms had been observed as being out of order since at least December 2018 (as observed by Mike Elliston). A 30 day SoM order was sent out on January 30, 2019, but it has since expired with the violations unresolved.

Requirements

Section 21.10(f) of the Standards of Maintenance Bylaw No. 5462

Recommendations

Send 30 day SoM order to property owner instructing them to have the bathrooms on the third floor repaired. Also, CC the following people:

- Guineverre Pencarrick - 309 Carrall St, Vancouver, BC V6B 2J4
- Derek Double, Director of Facilities, Provincial Rental Housing Corp, 1701-4555 Kingsway, Burnaby, BC V5H 4T8

Photos Taken? ☒ Yes ☐ No

Date Report Made: January 22, 2020

Kyle Pringle
Inspector's Name

Violation Details	
Violation Number: VI-2019-07451 Violation Date: Oct 29, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor - Bathroom #5 - Bathroom is closed and not available to tenants for use. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2019-07452 Violation Date: Oct 29, 2019 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor - Bathroom #6 - Bathroom is closed and not available to tenants for use. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Photo	Description
	<p>January 21, 2020</p> <p>Bathroom #5 on the 3rd floor closed and labelled "Temporarily Out of Order".</p>
	<p>January 21, 2020</p> <p>Bathroom #6 on the 3rd floor closed and labelled "Out of Order".</p>



REGISTERED AND REGULAR MAIL

May 13, 2020
CF-2019-014439

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

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

ORDER

RE: 309 CARRALL STREET – RAINIER HOTEL

In reply to an email dated April 8, 2020, enforcement action related to the two (2) bathrooms on the 3rd floor not being in working order at the above-cited property will be withheld **until June 10, 2020**.

It is necessary for you to comply with my order dated January 28, 2020, on or before this updated compliance date.

If you have any further questions or concerns, please feel free to contact Kyle Pringle, Property Use Inspector at 604-873-7088 or via email at kyle.pringle@vancouver.ca. We thank you in advance for your voluntary compliance.

Yours truly,

A handwritten signature in black ink, appearing to read "P. Ryan".

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

Yours truly,

A handwritten signature in black ink, appearing to read "Kathryn Holm".

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

Copy: RAINIER HOTEL
ATTN: GUINEVERRE PENCARRICK
309 CARRALL STREET
VANCOUVER BC V6B 2J4

PROVINCIAL RENTAL HOUSING CORP
ATTN: DEREK DOUBLE, DIRECTOR OF FACILITIES
1701-4555 KINGSWAY
BURNABY BC V5H 4V8

November 6, 2019
CF-2019-014439

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

RE: 309 CARRALL STREET – RAINIER HOTEL

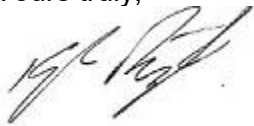
Following an inspection on October 29, 2019 various Standards of Maintenance By-law deficiencies were found in the building at the above location.

Attached is a copy of the checklist of the deficiencies which was handed to the Building Manager/Representative, Guinevere Pencarrick, 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 feel free to contact me via phone or email if you have any further questions or concerns. We thank you in advance for your voluntary compliance.

Yours truly,



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

REGISTERED AND REGULAR MAIL

January 28, 2020
CF-2019-014439

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

PROVINCIAL RENTAL HOUSING CORP
C/O REAL ESTATE SERVICES
ATTN: RON HANSEN
1701 – 4555 KINGSWAY
BURNABY BC V5H 4V8

ORDER

RE: 309 CARRALL STREET – RAINIER HOTEL

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Therefore, in accordance with Section 23.2 of the By-law, you are ordered to correct the above-noted deficiencies **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.

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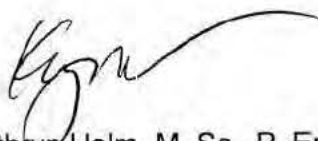
For questions or concerns please contact Kyle Pringle, Property Use Inspector at 604-873-7088 or via email at kyle.pringle@vancouver.ca.

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: RAINIER HOTEL
ATTN: GUINEVERRE PENCARRICK
309 CARRALL STREET
VANCOUVER BC V6B 2J4

PROVINCIAL RENTAL HOUSING CORP
ATTN: DEREK DOUBLE – DIRECTOR OF FACILITIES
1701 – 4555 KINGSWAY
BURNABY BC V5H 4V8



REGISTERED AND REGULAR MAIL

February 18, 2020
CF-2019-014439

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

ORDER

RE: 309 CARRALL STREET – RAINIER HOTEL

In reply to your email dated February 12, 2020, enforcement action will be withheld **until April 10, 2020**.

It is necessary for you to comply with my order dated January 28, 2020, on or before this updated compliance.

If you have any further questions or concerns, please feel free to contact Kyle Pringle, Property Use Inspector at 604-873-7088 or via email at kyle.pringle@vancouver.ca. We thank you in advance for your voluntary compliance.

Yours truly,

for

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: RAINIER HOTEL
ATTN: GUINEVERRE PENCARRICK
309 CARRALL STREET
VANCOUVER BC V6B 2J4

PROVINCIAL RENTAL HOUSING CORP
ATTN: DEREK DOUBLE, DIRECTOR OF FACILITIES
1701-4555 KINGSWAY
BURNABY BC V5H 4V8

Property Address <u>166 E HASTINGS ST</u>	Name of Building <u>ROOSEVELT HOTEL</u>	Inspection Date (yy/mm/dd) <u>20/11/17</u>
Business Licence (B/L) Number <u>20-142306</u>	Special Notes on B/L <u>SRA</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>BUGS BE GONE</u>	Number of Units <u>33</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>PROVINCIAL RENTAL HOUSING CORP</u>	Building Representative <u>NELSON DONAIS</u>	Inspectors Attending PUI: <u>KYLE PRINGLE</u>
Ph#	Ph# <u>604-681-3220</u>	Ph# <u>604-873-7088</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

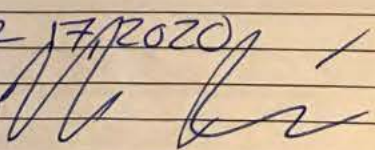
PEST CONTROL - MONTHLY INSPECTIONS - TREATMENT AS NEEDED

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

Subtotal

Recommendations:

All noted deficiencies must be corrected by DECEMBER 17, 2020

Hand delivered to NELSON DONAIS (Signed) 

5
Total # Violations

1
Total Life
Safety Violations

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 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. 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 checked="" 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: <u>REATTACH CEILING LIGHT TO CEILING</u>	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)		-
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	1 2
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)		2-
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input 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)		-
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input 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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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)		
Vacant			
No Access			
Inspected			
s.22(1)			
Total			4
City of Vancouver - 2021-137 - Page 124 of 545			
LIFE SAFETY			1

Property Address 166 E Hastings St.	Name of Building Roosevelt Hotel	Inspection Date (yy/mm/dd) 11/11/08
Business Licence (B/L) Number 19-13195	Special Notes on B/L —	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company Bugs be gone	Number of Units 33	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information PHS	Building Representative Nelson Downis	Inspectors Attending PUI: Nicholas Liu Ministry Janice O'Sullivan VRD Bryan Yee
Ph#	Ph# 604-719-2556	Ph# 604-871-6723

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

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

Note: Nelson Downis also manages the Maple Hotel at 177 E Hastings
 - PHS has a 'No Eviction policy';
 - Maintenance-wise - S/M - No violations
 - Mainly Hoarding issues
 - VRS contacted - Action for only 'Stage 6+'
 - offered to provide 'Clean Room' notice in future

	Subtotal
	0
Recommendations:	
All noted deficiencies must be corrected by 2011/11/08	Total # Violations 0
Hand delivered to Nelson Downis (Signed)	
	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 ☒ Doorway 90° ☒ Informed Mgr ☒

Notes: *Notice Posted - posted at door*

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 ☐ Doorway 90° ☐ 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 ☐ Doorway 90° ☐ 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 ☐ Doorway 90° ☐ 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 ☐ Doorway 90° ☐ 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 ☐ Doorway 90° ☐ Informed Mgr ☐

Notes:

LIFE SAFETY

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

Vacant

No Access

Inspected

Notes: **S.22(1)**

Total

CF Number	CF-2020-015963	Date of Inspection (yyyy/mm/dd)	2020/11/17
Main Address	166 E HASTINGS STREET	Specifics and/or Suite #	Roosevelt Hotel
Tenant	PHS	Number of Storeys	Six
Owner	PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8	Permit Number	N/A
Owner	VANCOUVER COASTAL HEALTH ATTN REAL ESTATE 400-13450 102 AVE SURREY BC V3T 0H1		
Agent	Nelson Donais (building manager)	Approved Use of Building/Land	SRA
District Zone	N/A	Present Use of Building/Land	SRA
Business License	20-142306		

Reason for Inspection Annual SRA Inspection

Narrative/Observations

Inspection at 11:00 AM revealed one life safety violation of Section 15.1(1) of the Standards of Maintenance Bylaw:

- Unit ^{5.22(1)} - The automatic door closer was disabled.

The building manager, Nelson Donais, escorted me through the premise, and I gave him a carbon copy of the inspection checklist at the conclusion of the inspection.

Requirements

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 (Nelson Donais at 166 E Hastings St).

Photos Taken? ☒ Yes ☐ No

Date Report Made: November 17, 2020

Kyle Pringle
Inspector's Name

Violation Details	
Violation Number: VI-2020-06434	Violation: Unit s.22(1) - Automatic door closer was disabled.
Violation Date: Nov 17, 2020	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.
Violation Type: Standards of Maintenance By-Law No. 5462	Violation Instructions:
Resolve By:	
Violation Status:	

Photo	Description
<div> <div>s.22(1)</div>  </div>	Unit s.22(1) Disabled door closer.

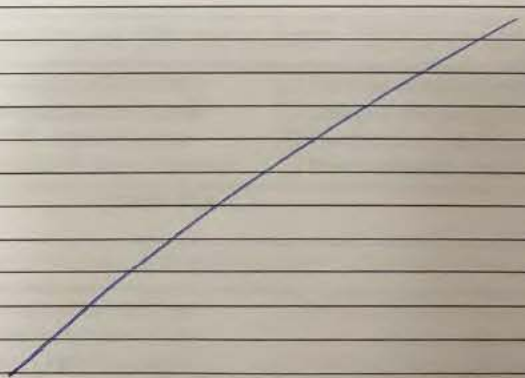
Property Address <u>101 E HASTINGS ST</u>	Name of Building <u>IRVING HOTEL</u>	Inspection Date (yy/mm/dd) <u>20/11/04</u>
Business Licence (B/L) Number <u>20-142293</u>	Special Notes on B/L <u>SRA</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>BUGS BE GONE</u>	Number of Units <u>55</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>PROVINCIAL RENTAL HOUSING CORP</u>	Building Representative <u>COLE SMALLS</u>	Inspectors Attending PUI: <u>KYLE PRINGLE</u>
Ph#	Ph# <u>604 681 9243</u>	Ph# <u>604-873-7088</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

• PEST CONTROL ONCE PER MONTH - TREATMENT AS NEEDED

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

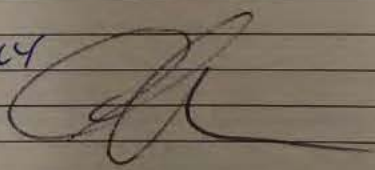
	Subtotal
	<u>0</u>

Recommendations:

All noted deficiencies must be corrected by IMMEDIATELY

Hand delivered to COLE SMALLS

(Signed)



<u>6</u>
Total # Violations
<u>6</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/panet
☐ 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)

0

1

Room No.
s.22(1)

- ☐ Carpets/floor/baseboards - repair/replace/clean
☐ Walls/ceiling/floors - repair/replace/clean/panet
☐ 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)

0

1

Room No.
s.22(1)

- ☐ Carpets/floor/baseboards - repair/replace/clean
☐ Walls/ceiling/floors - repair/replace/clean/panet
☐ 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)

0

1

Room No.
s.22(1)

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☐ Walls/ceiling/floors - repair/replace/clean/panet
☐ 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)

0

1

Room No.
s.22(1)

- ☐ Carpets/floor/baseboards - repair/replace/clean
☐ Walls/ceiling/floors - repair/replace/clean/panet
☐ 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)

0

1

Room No.
s.22(1)

- ☐ Carpets/floor/baseboards - repair/replace/clean
☐ Walls/ceiling/floors - repair/replace/clean/panet
☐ 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)

0

1

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

Notes: **s.22(1)**
-s.22(1)

Total

0

LIFE SAFETY

6

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)

0

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
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☐ 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
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☐ 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)

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

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☐ 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

Notes:

Total

0

CF Number	CF-2020-015334	Date of Inspection (yyyy/mm/dd)	2020/11/04
Main Address	101 E HASTINGS STREET	Specifics and/or Suite #	Hotel Irving
Tenant	PHS	Number of Storeys	Four
Owner	PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8	Permit Number	N/A
Owner	VANCOUVER COOP RADIO 110-360 COLUMBIA ST VANCOUVER BC V6A 4J1		
Agent	Cole Smalls (PHS building manager)	Approved Use of Building/Land	SRA
District Zone	N/A	Present Use of Building/Land	SRA
Business License	20-142293		

Reason for Inspection Annual SRA Inspection

Narrative/Observations

Inspection at 11:00 AM revealed that the automatic door closers had been disabled in seven rooms. This is a life safety violation of Section 15.1(1) of the Standards of Maintenance Bylaw:

- Uni ^{S.22(1)} [Photo 1].
- Uni [Photo 2].
- Uni [Photo 3].
- Uni [Photo 4].
- Uni [Photo 5].
- Uni [Photo 6].
- Uni [Photo 7].

The building manager, Cole Smalls, escorted me through the building, and he was given a carbon copy of the inspection checklist at the conclusion of the inspection.

Requirements

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

Recommendations

Send immediate S/M order to property owner and building manager (Cole Smalls at 101 E Hastings St).

Photos Taken? ☒ Yes ☐ No

Date Report Made: November 9, 2020

Kyle Pringle
Inspector's Name

Violation Details	
<p>Violation Number: VI-2020-06320</p> <p>Violation Date: Nov 04, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit § 22(1) - The automatic door closer was disabled.</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-2020-06321</p> <p>Violation Date: Nov 04, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit § 22(1) - The automatic door closer was disabled.</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-2020-06322</p> <p>Violation Date: Nov 04, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit § 22(1) - The automatic door closer was disabled.</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-2020-06323</p> <p>Violation Date: Nov 04, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit 5.22(1) - The automatic door closer was disabled.</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-2020-06324</p> <p>Violation Date: Nov 04, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit 5.22(1) - The automatic door closer was disabled.</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-2020-06325</p> <p>Violation Date: Nov 04, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit 5.22(1) - The automatic door closer was disabled.</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-2020-06326</p> <p>Violation Date: Nov 04, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit s.22(1) - The automatic door closer was disabled.</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>
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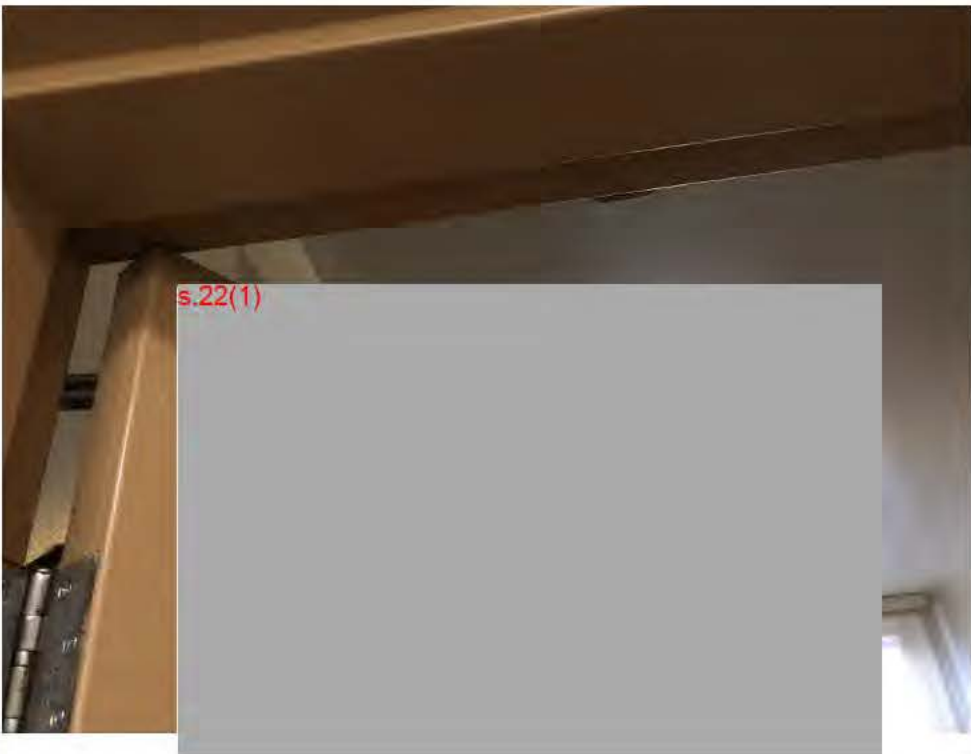
Photo	Description
	<p>Photo 1 Unit s.22(1)</p>

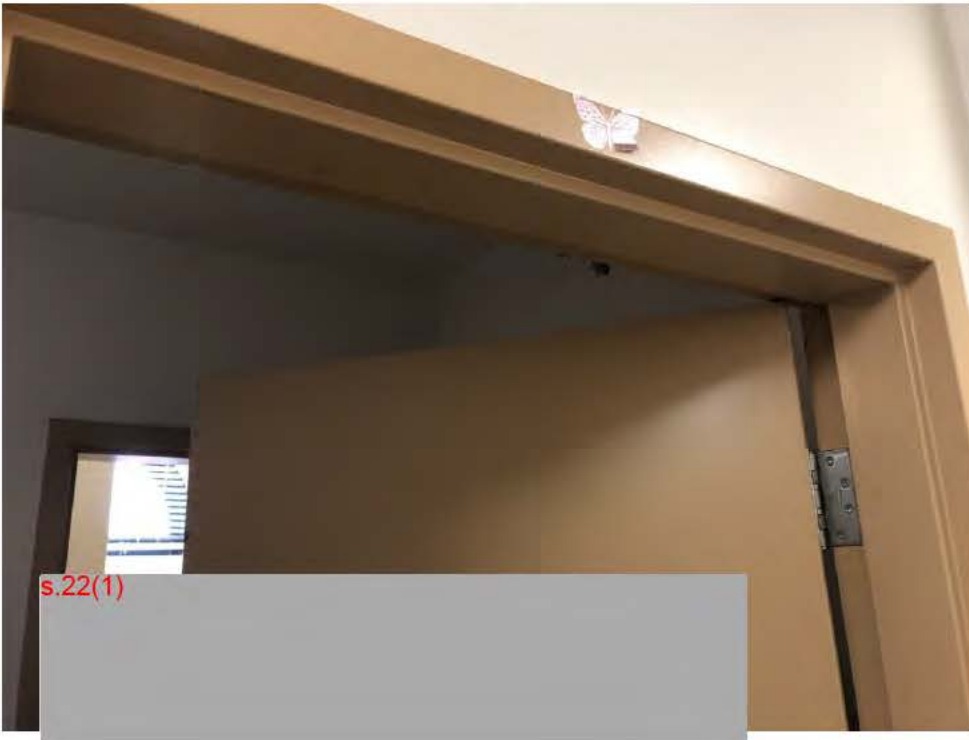

Photo	Description
 <p>s.22(1)</p>	<p>Photo 2 Unit s.22(1)</p>
 <p>s.22(1)</p>	<p>Photo 3 Unit s.22(1)</p>



Photo	Description
	<p>Photo 4 Unit s.22(1)</p>
	<p>Photo 5 Unit s.22(1)</p>

Photo	Description
 <p>s.22(1)</p>	<p>Photo 6 Unit s.22(1)</p>
 <p>s.22(1)</p>	<p>Photo 7 Unit s.22(1)</p>

Property Address <u>404 ABBOTT</u>	Name of Building <u>ABBOTT MANSIONS</u>	Inspection Date (yy/mm/dd) <u>2020/10/21</u>
Business Licence (B/L) Number <u>20-142314</u>	Special Notes on B/L	Security/Video <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Pest Management Company <u>ABEL</u>	Number of Units <u>72</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>CENTRAL CITY FOUNDATION</u>	Building Representative <u>SASHA IVERSON</u> <u>LISA GUERIN</u> <u>604-202-5292</u>	Inspectors Attending PUI: <u>MARK REED</u>
Ph# <u>604-683-2263</u>	Ph# <u>604-868-4163</u>	Ph# <u>604-873-7867</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

- 1ST FLOOR WASHROOM @ #103 - REPAIR LIGHT 1
- SHOWER 4TH - PATCH WALL ACROSS #416 1
- 3RD FLOOR KITCHEN - REPAIR RANGE OVEN NOT WORKING 1
- OTHER RANGE NOT WORKING AT ALL
- 2ND FLOOR WASHROOM ACROSS #216 - TOILET BROKEN 1
- 1ST FLOOR OUTSIDE ROOM #111 - REPAIR CEILING 1
- 1ST FLOOR WASHROOM ACROSS #116 - REPAIR CEILING 1
- 1ST FLOOR AT #117 PATCH WALL HOLE 1
- 1ST FLOOR AT #115 - FIX LIGHT IN HALLWAY 1

Subtotal

8

Recommendations:

All noted deficiencies must be corrected by

NOV 22, 2020

27

Total # Violations

Hand delivered to

LISA GUERIN

(Signed)

L. Guerin

3

Total Life
Safety Violations

Standards of Maintenance By-law No. 5462

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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input 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)	
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: <u>FRIDGE NOT WORKING</u>	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)	
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 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)	
Room No. s.22(1)	<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean <input checked="" 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:	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)	
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 checked="" 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: <u>REMOVE COIL ACROSS HALLWAY</u>	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)	
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 checked="" 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: <u>SPRINKLER HEAD REPAIR</u>	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)	
s.22(1) Access s: s.22(1)		Total 4

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 Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	<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 Notes: <u>HOT WATER PRESSURE</u>	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)			
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 Clutter <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	<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 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.	<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"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	<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 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.	<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"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	<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 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.	<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"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	<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 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)			
Vacant				1
No Access				
Inspected				
Notes:				Total

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	1
Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> <u>FRIDGE NOT WORKING</u>			
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. 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 checked="" 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 type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
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 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"/> <u>PADLOCK ON DOOR</u>			
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. 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 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
Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> <u>SINK RUBBER TAPING CABINET</u>			
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. 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 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:			
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. 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	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	s.22(1)		
No Access			
Inspected			
Notes:			
			Total
			5
			2

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 checked="" type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	0
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. 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 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:	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)	
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input 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)	
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	2
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. 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"/> No FRIDGE 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)	
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 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)	
Vacant		
No Access		
Inspected		
Notes:		Total
		5

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 Clutter <input type="checkbox"/> Doorway 90° <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 #ROCK LEAKING	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)		
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 Clutter <input type="checkbox"/> Doorway 90° <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 checked="" 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)		
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 Clutter <input type="checkbox"/> Doorway 90° <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 REPAIR SINK CABINET DOORS	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)		
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 checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace Clutter <input type="checkbox"/> Doorway 90° <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)		
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 Clutter <input type="checkbox"/> Doorway 90° <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 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.	<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° <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 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	s.22(1)		
Notes:			Total
			4

REGISTERED AND REGULAR MAIL

December 15, 2020
CF-2020-013823

CENTRAL CITY FOUNDATION
206 - 304 W CORDOVA ST
VANCOUVER BC V6B 1E8

Contact Person:

Mark Reed
Property Use Inspector
604-873-7867
mark.reed@vancouver.ca

ORDER

RE: 404 ABBOTT STREET – ABBOTT MANSIONS

Further to our letter dated October 26, 2020, a Property Use Inspector re-inspected the above-cited property on December 7, 2020 and reports that the following violations remain outstanding in contravention of Sections 21.10 and 21.18 of Standards of Maintenance By-law No. 5462 (the By-law).

The following violations were reported:

Common Area:

1. 1st floor common hallway at Room #115 – Ceiling light is not working – Section 21.10(d);
2. 3rd floor kitchen – One range is not working and the other range is not working and missing dials for the elements – Section 21.10(c);

Rooms:

3. Room s.22(1) – Very poor hot water pressure – Section 21.10(c);
4. Room s.22(1) – Window pane is broken – Section 21.10(d);
5. Room s.22(1) – Refrigerator is not working – Section 21.10(c);
6. Room s.22(1) – Room number is missing – Section 21.18(a);
7. Room s.22(1) – Cabinet is in disrepair (sink cabinet doors are rotted and falling off) – Section 21.10(c);
8. Room s.22(1) – Sink is plugged and not draining properly – Section 21.10(f);
9. Room s.22(1) – Room number is missing – 21.18(a);
10. Room s.22(1) – Ceiling light fixture above kitchenette is not working – Section 21.10(c);

- s.22(1)
- 11. Room – Refrigerator is not working – Section 21.10(c);
 - 12. Room – No refrigerator – Section 21.10(c);
 - 13. Room – When you turn off the shut off valve for the sink, it leaks – Section 21.10(f);
 - 14. Room – Screws on the window latch is loose – Section 21.10(d);
 - 15. Room – Sink plumbing pipe is disconnected – Section 21.10(f);
 - 16. Room – Infested with pests (Roaches) – Section 21.10(b);
 - 17. Room – Sink cabinet doors are rotted and falling apart – Section 21.10(c);
 - 18. Room – Electrical plug near the sink is falling apart – Section 21.10(c); and
 - 19. Room – Refrigerator leaks – Section 21.10(c).

Section 21.10 and 21.18 of the By-law state:

21. MAINTENANCE STANDARDS FOR LODGING HOUSES

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

- (a) in a thoroughly clean and sanitary condition, including windows and lightwells;*
- (b) free of pests, including insects and rodents;*
- (c) fixtures and appliances in good working order and repair;*
- (d) floors, stairs, doors, walls and windows in good working order and repair;*
- (e) heating system in good working order and repair; and*
- (f) sinks, toilets and bathing fixtures in good working order and repair.*

21.18 *Every lodging house operator shall:*

- (a) identify all accommodation by number or letter, or combination of both, posted on the entrance to the unit,*
- (b) have available at all times in a conspicuous place in the lodging house a printed copy of this By-law, together with the name, address and telephone number of the Lodging House Operator, and where applicable, a copy of the Operator's Permit,*
- (c) maintain a duplicate rental receipt book which shall be available to the inspecting authority at all reasonable times,*
- (d) provide sufficient maintenance staff to perform room cleaning as well as cleaning of all common use areas, as often as required to keep in a clean condition.*

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to correct the above-noted violations (Items #1 thru #19) **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(s).

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

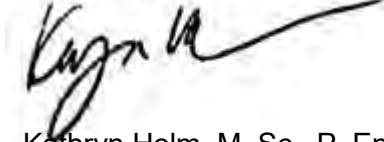
For questions or concerns please contact Mark Reed, Property Use Inspector, at 604-873-7867 or via email at mark.reed@vanouver.ca.

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: CENTRAL CITY MISSION FOUNDATION
800 – 1090 W GEORGIA STREET
VANCOUVER BC V6E 3V7

ABBOTT MANSIONS
C/O LISA GUERIN, BUILDING MANAGER
404 ABBOTT STREET
VANCOUVER BC V6B 2L1

ATIRA WOMEN'S RESOURCE SOCIETY
info@atira.ca

REGISTERED AND REGULAR MAIL

October 28, 2020
CF-2020-014728

CENTRAL CITY FOUNDATION
206 - 304 W CORDOVA ST
VANCOUVER BC V6B 1E8

Contact Person:

Mark Reed
Property Use Inspector
604-873-7867
mark.reed@vancouver.ca

ORDER

RE: 404 ABBOTT STREET – ABBOTT MANSIONS

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) – Sprinkler head is corroded; and
2. Unit s.22(1) – Smoke alarm is broken.

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 & #2).

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.

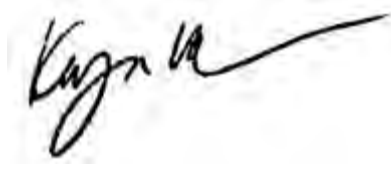
For questions or concerns please contact Mark Reed, Property Use Inspector, at 604-873-7867 or via email at mark.reed@vancouver.ca.

Yours truly,



For:
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: CENTRAL CITY FOUNDATION
800 - 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

ABBOTT MANSIONS
C/O LISA GUERIN, BUILDING MANAGER
404 ABBOTT STREET
VANCOUVER BC V6B 2L1

Atira Women's Resource Society
info@atira.ca

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

CF Number	CF-2020-013823	Date of Inspection (yyyy/mm/dd)	2020/12/07
Main Address	404 ABBOTT STREET, Vancouver, BC V6B 2L1	Specifics and/or Suite #	
Tenant		Number of Storeys	
Owner	CENTRAL CITY FOUNDATION 206-304 CORDOVA ST W VANCOUVER BC V6B 1E8	Permit Number	
Agent	Atira (Lisa Guerin 604-202-5292)	Approved Use of Building/Land	SRA
District Zone	DD	Present Use of Building/Land	SRA
Business License	20-142314		

Reason for Inspection Recheck SRA S/M Letter Dated Oct 26, 2020

Narrative/Observations

Inspection today revealed the following Standards of Maintenance violations remain:

- 1st floor common hallway at #115 - ceiling light not working
- # ^{s22(1)} window pane broken
- # refrigerator not working
- # very poor hot water pressure
- # no room number
- # sink cabinet doors rotted and failing off. Cabinet in disrepair.
- # sink plugged and not draining properly
- # no room number of door
- # ceiling light fixture above kitchenette not working.
- # refrigerator not working
- # no refrigerator
- # when you turn off the shut off valve for the sink water it leaks
- # window latch screws loose
- 3 door kitchen - 1 range not working at all. Other range oven not working and missing dials for
e nts.
- # sink plumbing pipe disconnected
- # roaches
- # sink cabinet doors rotted and failing apart
- # electrical plug near sink falling out
- # refrigerator leaks

Requirements

Standards of Maintenance Bylaw 5462

Recommendations

30 day S/M order to make repairs.

Photos Taken? ☐ Yes ☒ No

Date Report Made: December 8, 2020

Mark Reed
Inspector's Name

Violation Details	
Violation Number: VI-2020-05783 Violation Date: Oct 22, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: s.22(1) - very poor hot water pressure Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: repair hot water pressure
Violation Number: VI-2020-05791 Violation Date: Oct 22, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor common hallway at s.22(1) - ceiling light not working Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: repair light
Violation Number: VI-2020-05765 Violation Date: Oct 22, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: s.22(1) - refrigerator leaks Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: repair or replace refrigerator

<p>Violation Number: VI-2020-05766</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - electrical plug near sink falling out</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: secure plug & provide cover plate</p>
<p>Violation Number: VI-2020-05767</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - sink cabinet doors rotted and failing apart</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair or replace cabinet doors</p>
<p>Violation Number: VI-2020-05769</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - roaches</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: provide pest control</p>

<p>Violation Number: VI-2020-05770</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - sink plumbing pipe disconnected</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: reconnect piping and ensure no leaks</p>
<p>Violation Number: VI-2020-05772</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - window latch screws loose</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair latch</p>
<p>Violation Number: VI-2020-05771</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 3rd floor kitchen - 1 range not working at all. Other range oven not working and missing dials for elements.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair ranges</p>

<p>Violation Number: VI-2020-05773</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - when you turn off the shut off valve for the sink water it leaks</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair valve to stop leak</p>
<p>Violation Number: VI-2020-05777</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - ceiling light fixture above kitchenette not working.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair light fixture</p>
<p>Violation Number: VI-2020-05780</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - sink plugged and not draining properly</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair sink</p>

<p>Violation Number: VI-2020-05781</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - sink cabinet doors rotted and failing off. Cabinet in disrepair.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair or replace cabinet</p>
<p>Violation Number: VI-2020-05782</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - no room number</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: provide room number</p>
<p>Violation Number: VI-2020-05776</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - refrigerator not working</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair or replace refrigerator</p>

<p>Violation Number: VI-2020-05785</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - refrigerator not working</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: repair refrigerator</p>
<p>Violation Number: VI-2020-05787</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - window pane broken</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: replace window pane</p>
<p>Violation Number: VI-2020-05774</p> <p>Violation Date: Oct 22, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: s.22(1) - no refrigerator</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:</p> <p>(a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: provide refrigerator</p>

Violation Number: VI-2020-05779	Violation: s.22(1) - no room number of door
Violation Date: Oct 22, 2020	Standards of Maintenance By-law 5462 Sec 21.18: Every lodging house operator shall:
Violation Type: Standards of Maintenance By-Law No. 5462	(a) identify all accommodation by number or letter, or combination of both, posted on the entrance to the unit, (b) have available at all times in a conspicuous place in the lodging house a printed copy of this By-law, together with the name, address and telephone number of the Lodging House Operator, and where applicable, a copy of the Operator's Permit,
Resolve By:	(c) maintain a duplicate rental receipt book which shall be available to the inspecting authority at all reasonable times,
Violation Status:	(d) provide sufficient maintenance staff to perform room cleaning as well as cleaning of all common use areas, as often as required to keep in a clean condition.
	Violation Instructions: provide room number

CF Number	CF-2020-014728	Date of Inspection (yyyy/mm/dd)	2020/10/21
Main Address	404 ABBOTT ST	Specifics and/or Suite #	
Tenant	Abbott Mansions	Number of Storeys	
Owner	CENTRAL CITY FOUNDATION 206-304 CORDOVA ST W VANCOUVER BC V6B 1E8	Permit Number	
Agent	Lisa Guerin (Atira) 604-202-5292	Approved Use of Building/Land	SRA
District Zone	DD	Present Use of Building/Land	SRA
Business License	20-142314		

Reason for Inspection Annual SRA Inspection

Narrative/Observations

Inspection today revealed the following life safety violations:

- s.22(1)
- Sprinkler Head corroded - *clean & repair sprinkler head*
 - smoke alarm broken - *provide working smoke alarm*
 - padlock latch on exterior of entry door - *remove exterior padlock and latch*

Requirements

Standards of Maintenance Bylaw 5462 Sections 10.1, 15.1(1).

Recommendations



Immediate S/M Life Safety Order

Photos Taken? ☒ Yes ☐ No

Date Report Made: October 22, 2020

Mark Reed
Inspector's Name

Violation Details	
Violation Number: VI-2020-05794 Violation Date: Oct 22, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: s.22(1) - Sprinkler Head corroded 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. Violation Instructions: clean/repair sprinkler head
Violation Number: VI-2020-05796 Violation Date: Oct 22, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: s.22(1) - smoke alarm broken 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. Violation Instructions: provide working smoke alarm
Violation Number: VI-2020-05795 Violation Date: Oct 22, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: s.22(1) - padlock latch on exterior of entry door Standards of Maintenance #5462 - Section 10.1: 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. Violation Instructions: remove latch & padlock

Photo	Description
	<p>Oct 21/20 - Photo #1 s.22(1) - Sprinkler Head corroded</p>
	<p>Oct 21/20 - Photo #2 s.22(1) - padlock latch on exterior of entry door</p>

October 26, 2020
CF-2020-013823

CENTRAL CITY FOUNDATION
206-304 W CORDOVA ST
VANCOUVER BC V6B 1E8

RE: 404 ABBOTT STREET – ABBOTT MANSIONS

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, Lisa Guerin, 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 22, 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,



Mark Reed, Property Use Inspector
mark.reed@vancouver.ca
(604) 873-7867

Enclosure

Copy: ABBOTT MANSIONS
C/O LISA GUERIN, BUILDING MANAGER
404 ABBOTT STREET
VANCOUVER BC V6B 2L1

Atira Women's Resource Society
info@atira.ca

SR No. 2020-012021
2020-012022

Property Address <u>83 W PENDER ST</u>	Name of Building <u>ARCO HOTEL</u>	Inspection Date (yy/mm/dd) <u>20/09/01</u>
Business Licence (B/L) Number <u>20-142317</u>	Special Notes on B/L <u>SRA</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>ATLAS</u>	Number of Units <u>63</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24 hr Tenant Check <input type="checkbox"/>
Owner Information <u>PROVINCIAL RENTING HOUSING CORP</u>	Building Representative <u>LANI RUSSWORM</u> <u>ATIRA</u> <u>BRAD HARRIS (ATIRA)</u> <u>604-883-8360</u>	Inspectors Attending PUI: <u>KYLE PRINGLE</u>
Ph#	Ph# <u>604-219-3713</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

- ~~TWO BATHROOMS ON 5TH FLOOR OUT OF ORDER~~
- ~~SHOULDS REPORTED THROUGHOUT BUILDING~~
- ~~4TH FLOOR SHOWER OUT OF ORDER~~
- ~~TOILET TANK LIDS MISSING ON 2ND FLOOR~~
- ~~LAUNDRY ROOM OUT OF ORDER~~
- ~~OUTLET VATES - LAUNDRY RM~~
- ~~HOLE IN WALL OPPOSITE S.22(1)~~
- ~~HOLE IN CEILING - ADJ TO S.22(1)~~

} 5

Subtotal

5

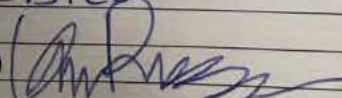
Recommendations:

All noted deficiencies must be corrected by SEPTEMBER 15/20

15

Hand delivered to LANI RUSSWORM

(Signed)



Total # Violations

20

jose_velasquez@atira.ca

Total Life Safety Violations

SRA ANNUAL INSPECTION REPORT

ARCO HOTEL
Address 83 W PENDER ST
(Property Use) SR 2020-012021
012022

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:

MAJOR HOARDING - 3RD PARTY LOCK

LIFE SAFETY

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

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

No Access

Inspected

Notes:

Total

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/panet <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	Violations
s.22(1)	<input checked="" type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Notes: <u>NO ACCESS INSIDE SUITE</u>		1 3
s.22(1)	<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) Notes:		1
s.22(1)	<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) Notes: <u>NO ACCESS</u>		1
s.22(1)	<input 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) Notes: <u>LOFT OBSTRUCTING SPRINKLER</u>		1
s.22(1)	<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) Notes: <u>LOFT OBSTRUCTING SPRINKLER</u>		1
s.22(1)	<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) Notes:		1
s.22(1)	<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) Notes: <u>ABOVE SINK</u>		1
Vacant			
No Access			
Inspected			
s.22(1)			0
			8

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)	
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: LOFT BLOCKING SPRINKLER		
LIFE SAFETY	<input 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)	
Room No. s.22(1) VACANT	<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 checked="" 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)	
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: HOMEMADE "CAT DOOR" AT BOTTOM OF DOOR		
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. 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 checked="" 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 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. 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)	
Vacant		
No Access		
Inspected	s.22(1)	
Notes:		
		Total
		2
		5

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/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:	Violations
s.22(1)	<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"/> 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"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	+
s.22(1)	<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"/> 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"/> 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"/> SMOKE ALARM <input 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:

Standards of Maintenance By-law No. 5462

Violation

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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Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

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)
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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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Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

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)
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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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Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

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)
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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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Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

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.	<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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Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

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.	<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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Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

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)
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Vacant

No Access s.22(1)

Inspected

Notes:

Total

REGISTERED AND REGULAR MAIL

October 20, 2020
CF-2020-012022

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

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

ORDER

RE: 83 W PENDER STREET – ARCO HOTEL

Further to our letter dated September 8, 2020, a Property Use Inspector re-inspected the above-cited property on October 6, 2020 and reports that the following violations remain outstanding in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

The following violations remain outstanding were reported:

1. Unit s.22(1) - The window pane was broken (Violation of Section 21.10);
2. Unit s.22(1) - A third party lock has been installed on the entry door (Violation of Section 21.10);
3. Unit s.22(1) - The room was still infested with spiders (cob webs occupied a substantial portion of the room (Violation of Section 21.10);
4. Unit s.22(1) - The sink has been removed (Violation of Section 21.10);
5. Unit s.22(1) - The window pane was broken (Violation of Section 21.10); and
6. Unit s.22(1) - The window pane was broken (Violation of Section 21.10).

In addition, the following new violations were reported:

7. 1st Floor Laundry Room - Electrical cover plates are missing (Violation of Section 21.10);
8. 2nd Floor Hallway (adjacent Unit s.22(1)) - The ceiling is in a state of despair (Violation of Section 21.10);
9. 3rd Floor Hallway (adjacent to Unit s.22(1)) - A hole in the wall (Violation of Section 21.10);

10. Unit §.22(1) - A cat door had been cut into the corner of the entry door (Violation of Section 21.10);
11. Unit §.22(1) - The identifying room number has been removed (Violation of Section 21.18);
12. Unit §.22(1) - The identifying room number has been removed (Violation of Section 21.18);
13. Unit §.22(1) - The sink is leaky (Violation of Section 21.10);
14. Unit §.22(1) - The room is infested with spiders (Violation of Section 21.10); and
15. Unit §.22(1) - A third party lock has been installed on the entry door (Violation of Section 21.10)

Section 21.10 and Section 21.18 of the By-law state:

21. MAINTENANCE STANDARDS FOR LODGING HOUSES

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

- (a) in a thoroughly clean and sanitary condition, including windows and lightwells;*
- (b) free of pests, including insects and rodents;*
- (c) fixtures and appliances in good working order and repair;*
- (d) floors, stairs, doors, walls and windows in good working order and repair;*
- (e) heating system in good working order and repair; and*
- (f) sinks, toilets and bathing fixtures in good working order and repair.*

21.18 *Every lodging house operator shall:*

- (a) identify all accommodation by number or letter, or combination of both, posted on the entrance to the unit,*
- (b) have available at all times in a conspicuous place in the lodging house a printed copy of this By-law, together with the name, address and telephone number of the Lodging House Operator, and where applicable, a copy of the Operator's Permit,*
- (c) maintain a duplicate rental receipt book which shall be available to the inspecting authority at all reasonable times,*
- (d) provide sufficient maintenance staff to perform room cleaning as well as cleaning of all common use areas, as often as required to keep in a clean condition.*

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to correct the above-noted violations (items #1 thru #15) **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(s).

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

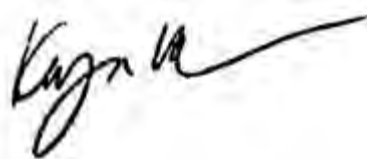
For questions or concerns please contact Kyle Pringle, Property Use Inspector, at 604-873-7088 or via email at kyle.pringle@vancouver.ca.

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: ARCO HOTEL
C/O LANI RUSSWURM
83 W PENDER STREET
VANCOUVER BC V6B 1R3

Atira Women's Resource Society
info@atira.ca

REGISTERED AND REGULAR MAIL

September 9, 2020
CF-2020-012021

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

Contact Person:

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

ORDER

RE: 83 W PENDER STREET – ARCO HOTEL

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

The following violations were reported:

Rooms:

- | | | | |
|-----|------|---|---|
| 1. | Unit | <div style="background-color: #cccccc; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;">S.22(1)</div> | – Smoke alarm has been removed; |
| 2. | Unit | | – Smoke alarm has been removed; |
| 3. | Unit | | – Smoke alarm has been removed; |
| 4. | Unit | | – Door closer has been disabled; |
| 5. | Unit | | – Smoke alarm has been removed; |
| 6. | Unit | | – Items were hanging from the sprinkler line; |
| 7. | Unit | | – Smoke alarm has been removed; |
| 8. | Unit | | – A loft has been constructed which obstructs the overhead sprinkler; |
| 9. | Unit | | – A loft has been constructed which obstructs the overhead sprinkler; |
| 10. | Unit | | – Smoke alarm has been removed; |
| 11. | Unit | | – A large hole (approximately 2 square feet) has been made in the interior walls just above the sink; |

- s.22(1)
12. Unit [REDACTED] – Smoke alarm has been removed;
 13. Unit [REDACTED] – A loft has been constructed which obstructs the overhead sprinkler;
 14. Unit [REDACTED] – Smoke alarm has been removed;
 15. Unit [REDACTED] – Smoke alarm has been removed;
 16. Unit [REDACTED] – Smoke alarm has been removed;
 17. Unit [REDACTED] – Smoke alarm has been removed;
 18. Unit [REDACTED] – Smoke alarm has been removed;
 19. Unit [REDACTED] – Smoke alarm has been removed; and
 20. Unit [REDACTED] – Items were hanging from the sprinkler line.

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

- Correct the above noted violations (items #1 thru #20)

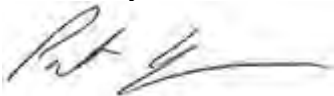
Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability 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.

Yours truly,



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

Yours truly,

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

Copy: ARCO HOTEL
C/O LANI RUSSWURM
83 W PENDER STREET
VANCOUVER BC V6B 1R3

ATIRA WOMEN'S RESOURCE SOCIETY
inf@atira.ca

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



September 8, 2020
CF-2020-012022

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

RE: 83 W PENDER STREET – ARCO HOTEL

Following an inspection on September 1, 2020 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 Manager, Lani Russwurm, 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 **BY OCTOBER 1, 2020**.

Please be advised that life safety issues reported during the inspection are to be immediately corrected as per our Order dated September 9, 2020.

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

Yours truly,

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

Enclosure

Copy: ARCO HOTEL
C/O LANI RUSSWURM
83 W PENDER STREET
VANCOUVER BC V6B 1R3

ATIRA WOMEN'S RESOURCE SOCIETY
info@atira.ca

Property Address <u>83 W Pender St.</u>	Name of Building <u>Arco Hotel</u>	Inspection Date (yy/mm/dd) <u>20/02/04</u>
Business Licence (B/L) Number <u>20-101541 (Renewal)</u>	Special Notes on B/L <u>Payment Required</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>24 cameras</u>
Pest Management Company <u>Clean Start.</u>	Number of Units <u>63</u>	SRA Tenant Register <input checked="" type="checkbox"/> 24-hr Tenant Check <input checked="" type="checkbox"/>
Owner Information <u>Pravda Housing Rental Housing Corp.</u>	Building Representative <u>Lani Russworm (Active)</u>	Inspectors Attending PUI: <u>Nicholas Liu Byron Yee</u>
Ph#	Ph#	Ph# <u>604-871-6923</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

Note: Pest control 1/month

Room ^{s.22(1)} Recent Fire - sprinklers affected other
rooms with damage.
- Rooms affected awaiting transfer to
vacant rooms (vacant rooms in process of
repairs for transfers)

		Subtotal
		<u>11</u>
All noted deficiencies must be corrected by <u>Feb 27/2020</u>		Total # Violations
Hand delivered to <u>Lani Russworm</u> (Signed) <u>[Signature]</u>		<u>20</u>
		Total Life Safety Violations

Standards of Maintenance By-law No. 5462		Violations
Room No. 2nd Fl Hall	<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:	0
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input checked="" type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 2nd Fl Shower Room	<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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input 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)	0
Room No. 3rd Fl Toilet Room	<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:	0
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input checked="" type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 4th Fl Toilet Room	<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:	0
LIFE SAFETY	<input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input checked="" type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5th Fl Ball Room	<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 <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:	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)	0
Room No. 6th Fl Hall	<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 <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:	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)	0
Vacant		
No Access		
Inspected		
Notes:		Total
		3
		4

Standards of Maintenance By-law No. 5462		Violations
Room No. <i>GM Floor Hall Fire ext. cover</i>	<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:	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)	0
Room No. <i>GM Floor Hall by kitchen</i>	<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 Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input 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)	0
Room No. <i>s.22(1)</i>	<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 checked="" type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	0
LIFE SAFETY	<input 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
Room No. <i>s.22(1)</i>	<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:	0
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. <i>s.22(1)</i>	<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 checked="" type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	0
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)	0
Room No. <i>GM floor Hall Storage cord</i>	<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:	0
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
Vacant		
No Access		
Inspected		
Notes:		Total
		2
		3

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	3
Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/>	Notes: <i>No cold water</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)	2
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	0
Clutter Y <input checked="" type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/>	Notes: <i>Door does not latch closed</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)	
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	0
Clutter Y <input checked="" type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/>	Notes: <i>S/A covered</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)	2
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	0
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 checked="" 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	0
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		
Notes:		
		Total
		3
		8

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:	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)	0
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: Door does not lock/latch	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)	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: NO ACCESS	0
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)	0
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 checked="" type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes: L2 SA ACCESS	0
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)	0
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 checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes:	0
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)	0
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:	0
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	s.22(1)	
Inspected		
Notes:		Total
		2
		2

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/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:	Ø
s.22(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.	<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:	Ø
s.22(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)	2
Room No.	<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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	1
s.22(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)	Ø
Room No.	<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 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.	<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 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.	<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 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:		Total
		1
		3

SR No. 2020-012021
2020-012022

Property Address <u>83 W PENDER ST</u>	Name of Building <u>ARCO HOTEL</u>	Inspection Date (yy/mm/dd) <u>20/09/01</u>
Business Licence (B/L) Number <u>20-142317</u>	Special Notes on B/L <u>SRA</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pest Management Company <u>ATLAS</u>	Number of Units <u>63</u>	SRA Tenant Register <input checked="" type="checkbox"/>
Owner Information <u>PROVINCIAL PENTING HOUSING CORP</u>	Building Representative <u>LANI RUSSWORM</u> <u>ATIRA</u> <u>BRAD HARRIS (ATIRA)</u> <u>604-888-836-3560</u>	24-hr Tenant Check <input type="checkbox"/>
Ph#	Ph# <u>604-219-3713</u>	Inspectors Attending PUI: <u>KYLE PRINGCE</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

- TWO BATHROOMS ON 5th FLOOR OUT OF ORDER
- SLIPPERIES REPORTED THROUGHOUT BUILDING
- 4th FLOOR SHOWER OUT OF ORDER
- TOILET TANK LIDS MISSING ON 2ND FLOOR
- LAUNDRY ROOM OUT OF ORDER

} 5

Recommendations:

All noted deficiencies must be corrected by SEPTEMBER 15/20

Hand delivered to LANI RUSSWORM

(Signed) [Signature]

Subtotal

5

15

Total # Violations

20

Total Life
Safety Violations

Standards of Maintenance By-law No. 5462

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 <input checked="" type="checkbox"/> Doorway 90° <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/> Notes: MAJOR HOARDING	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)	-
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 checked="" 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° <input type="checkbox"/> Informed Mgr <input 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)	-
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 <input type="checkbox"/> Doorway 90° <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 checked="" 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° <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes:	1
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 <input type="checkbox"/> Doorway 90° <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 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° <input type="checkbox"/> Informed Mgr <input 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)	-
Vacant		
No Access		
Inspected		
Notes:		
		Total
		4
LIFE SAFETY		3



CITY OF
VANCOUVER

SRA ANNUAL INSPECTION REPORT

Address Arco HOTEL
83 W PENDER ST
(Property Use) SR 2020-012021
012022

Standards of Maintenance By-law No. 5462

Room No.	Violations
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 <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <u>NO ACCESS INSIDE ROOM</u>	-
LIFE SAFETY <input checked="" type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	*3
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 <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> 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/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 <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <u>LOFT OBSTRUCTING SPRINKLER</u>	-
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/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 <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <u>LOFT OBSTRUCTING SPRINKLER</u>	-
LIFE SAFETY <input 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
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 <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> 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/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 <input type="checkbox"/> Y <input type="checkbox"/> Doorway 90° <input type="checkbox"/> N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: <u>IF ABOVE SINK</u>	-
LIFE SAFETY <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input checked="" type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
s.22(1) Vacant No Access Inspected Notes:	
Total	8

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"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> 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)**

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes:

LOFT BLOCKING SPRINKLER

LIFE SAFETY

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

1

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

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input checked="" type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> 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)**

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control

Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐

Notes:

HOMEMADE "CAT DOOR" AT BOTTOM OF DOOR

LIFE SAFETY

☒ SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ 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"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> 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)**

<input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean	<input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean
<input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel	<input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug
<input type="checkbox"/> Radiator/Electrical baseboard - repair/replace	<input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace
<input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace	<input type="checkbox"/> 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

Vacant

No Access

Inspected

Notes:

Total

2

LIFE SAFETY

5

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 checked="" 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:	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)	-
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: 3RD PARTY LOCK ON DOOR	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)	-
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 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 Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> Notes: LOCK HAS BEEN REMOVED	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)	-
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 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:	1
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 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:		
		4
		4



Address

(Property Use) SR

ARCO HOTEL

83 W PENDER ST

City of Vancouver - 2021-137 - Page 186 of 545

CF Number	CF-2020-012022	Date of Inspection (yyyy/mm/dd)	2020/10/06
Main Address	83 W PENDER STREET	Specifics and/or Suite #	Arco Hotel
Tenant		Number of Storeys	Five
Owner	PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8	Permit Number	N/A
Agent	Lani Russworm (Building Manager - Atira)	Approved Use of Building/Land	SRA
District Zone	N/A	Present Use of Building/Land	SRA
Business License	20-142317		

Reason for Inspection Recheck of S/M Letter dated September 8, 2020

Narrative/Observations

Recheck at 11:00 AM revealed a number of existing violations had not been resolved. Also, a number of new violations were observed.

The following existing violations were not resolved:

- Unit ^{s.22(1)} The window pane was broken [Section 21.10 - Unable to take photo].
- Unit The window pane was broken [Section 21.10 - Unable to take photo].
- Unit The sink had been removed and needs to be replaced [Section 21.10 - Unable to take photo].
- Unit The window pane was broken [Section 21.10 - Photo 1].
- Unit A third party lock had been installed on the entry door [Section 21.10 - Photo 2].
- Unit The room was still infested with spiders (cob webs occupied a substantial portion of the room) [Section 21.10 - Photo 3].

Also, the following new violations were observed:

- First Floor Laundry Room - Electrical cover plates were missing from the outlets [Photos 4 & 5].
- 3rd Floor Hallway (adjacent to Unit 314) - A hole in the wall needed to be patched [Photo 6].
- 2nd Floor Hallway (adjacent to Unit 204) - The ceiling is in disrepair and needs to be replaced [Photo 7].
- Unit ^{s.22(1)} - A third party lock had been installed on the entry door [Photo 8].
- Unit - The sink was reported as being leaky [No photo taken].
- Unit - The room was reported as being infested with spiders [No photo taken].
- Unit - The identifying room number had been removed [No photo taken].
- Unit - The identifying room number had been removed [No photo taken].
- Unit - A cat door had been cut into the corner of the entry door [Photo 9].

Lani Russworm from Atira and Saul Schwebs from the City accompanied me on the inspection. A new inspection checksheet was not used, and all violations were relayed verbally during the inspection. Detailed notes were made on the original check sheet, and a scanned copy is saved under Documents.

Requirements

Sections 21.10 & 21.18 of the Standards of Maintenance Bylaw No. 5462

Recommendations

Send 30 day S/M order for the outstanding violations dated September 1, 2020 and for the new violations dated October 6, 2020 to the property owner and to Atira directly (info@atira.ca).

Photos Taken? ☒ Yes ☐ No

Date Report Made: October 7, 2020

Kyle Pringle
Inspector's Name

Violation Details	
Violation Number: VI-2020-05420 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Hallway Adjacent to Unit s.22(1) - The ceiling is in disrepair and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-05419 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Hallway Adjacent to Unit s.22(1) - A hole in the wall needs to be patched. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-05418 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Laundry Room - Cover plates need to be installed on electrical boxes. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-04439 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit 5.22(1) - Window pane was broken. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-04440 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit 5.22(1) - 3rd party lock was installed on the entry door. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-04441 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit 5.22(1) - Spider infestation to be remediated. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-05429 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - A cat door had been cut into the corner of the entry door. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-04435 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - Sink was removed and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-05428 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - The identifying room number had been removed. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-05425 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - A spider infestation needs to be remediated. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-05427 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - The sink was reported as being leaky. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-04434 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - Window pane was broken. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-04433 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - Window pane was broken. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-05421 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - A third party lock has been installed on the door and needs to be removed. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-05426 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit s.22(1) - The identifying room number had been removed. Standards of Maintenance By-law 5462 Sec 21.18: Every lodging house operator shall: (a) identify all accommodation by number or letter, or combination of both, posted on the entrance to the unit, (b) have available at all times in a conspicuous place in the lodging house a printed copy of this By-law, together with the name, address and telephone number of the Lodging House Operator, and where applicable, a copy of the Operator's Permit, (c) maintain a duplicate rental receipt book which shall be available to the inspecting authority at all reasonable times, (d) provide sufficient maintenance staff to perform room cleaning as well as cleaning of all common use areas, as often as required to keep in a clean condition. Violation Instructions:



Photo	Description
	<p>Photo 1 Broken window pane in Unit s.22(1)</p>
	<p>Photo 2 Third party lock on entry door of Unit s.22(1)</p>

Photo	Description
 <p>s.22(1)</p>	<p>Photo 3 Spider infestation in Unit s.22(1)</p>
 <p>s.22(1)</p>	<p>Photo 4 Missing outlet cover plate in the Laundry Room.</p>

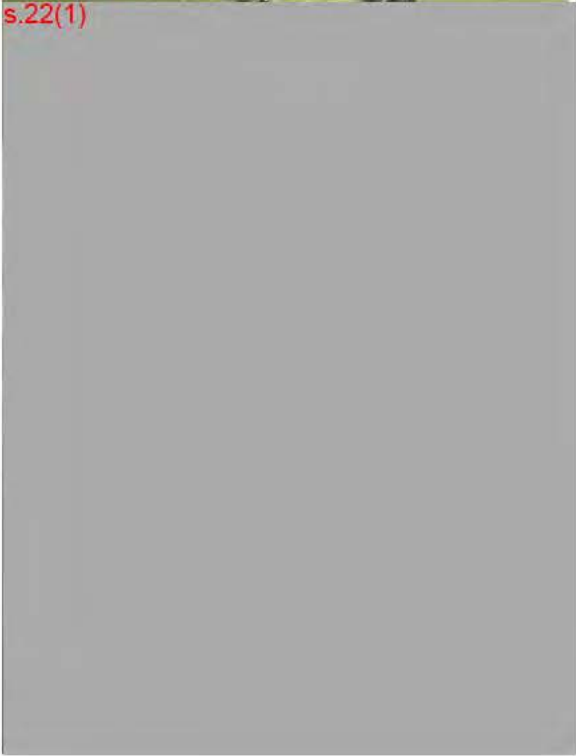


Photo	Description
<p data-bbox="142 237 228 268">s.22(1)</p> 	<p data-bbox="1138 237 1479 331">Photo 5 Missing outlet cover plate in the Laundry Room.</p>
	<p data-bbox="1138 1018 1474 1113">Photo 6 Hole in wall in the 3rd Floor Hallway.</p>

Photo	Description
	<p>Photo 7 Ceiling in disrepair in the 2nd Floor Hallway.</p>
	<p>Photo 8 Hasp lock on the door for Unit s.22(1).</p>

Photo	Description
	<p>Photo 9 Cat door cut into the entry door for Unit s.22(1).</p>

CF Number	CF-2020-012022	Date of Inspection (yyyy/mm/dd)	2020/12/15
Main Address	83 W PENDER STREET	Specifics and/or Suite #	Arco Hotel
Tenant	N/A	Number of Storeys	Six
Owner	PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8	Permit Number	N/A
Agent	Carolyn Knudsen (building manager)	Approved Use of Building/Land	SRA
District Zone	N/A	Present Use of Building/Land	SRA
Business License	20-142317		

Reason for Inspection Recheck of S/M Order dated October 20, 2020

Narrative/Observations

Inspection at 11:00 AM revealed that several violations that were ordered remedied had not been resolved:

- Unit § 22(1) - The window pane was broken [Photo 1].
- Unit § 22(1) - The sink was reported as being leaky [Photo 2]. The building manager confirmed that it had not been fixed yet.
- Unit § 22(1) - The identifying room number had been removed [Photo 3].
- Unit § 22(1) - The sink was removed [no access to take a photo; however, the building manager confirmed that the sink had not been replaced].
- Unit § 22(1) - A large spider infestation has not been removed [the room is full of cob webs, the tenant states that the spiders are her pets, and she refuses access to pest control].

The building manager, Carolyn Knudsen, escorted me through the premise. I previously inspected this building with her on November 18, 2020 but opted to give more time to resolve the violations as she had recently taken over management of the building after the long term manager resigned.

Several other non-life safety violations were identified during this inspection; however, they will be processed under a separate case file. Also, this building is operated by Atira.

Requirements

Sections 21.10 and 21.18 of the Standards of Maintenance Bylaw No. 5462

Recommendations

Refer for prosecution.

Photos Taken? ☒ Yes ☐ No

Date Report Made: December 16, 2020

Kyle Pringle
Inspector's Name

Violation Details	
Violation Number: VI-2020-04441 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit 5.22(1) - Spider infestation to be remediated. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-04435 Violation Date: Sep 01, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit 5.22(1) - Sink was removed and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-05427 Violation Date: Oct 06, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Unit 5.22(1) - The sink was reported as being leaky. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

<p>Violation Number: VI-2020-04434</p> <p>Violation Date: Sep 01, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit s.22(1) - Window pane was broken.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2020-05428</p> <p>Violation Date: Oct 06, 2020</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: Unit s.22(1) The identifying room number had been removed.</p> <p>Standards of Maintenance By-law 5462 Sec 21.18: Every lodging house operator shall: (a) identify all accommodation by number or letter, or combination of both, posted on the entrance to the unit, (b) have available at all times in a conspicuous place in the lodging house a printed copy of this By-law, together with the name, address and telephone number of the Lodging House Operator, and where applicable, a copy of the Operator's Permit, (c) maintain a duplicate rental receipt book which shall be available to the inspecting authority at all reasonable times, (d) provide sufficient maintenance staff to perform room cleaning as well as cleaning of all common use areas, as often as required to keep in a clean condition.</p> <p>Violation Instructions:</p>



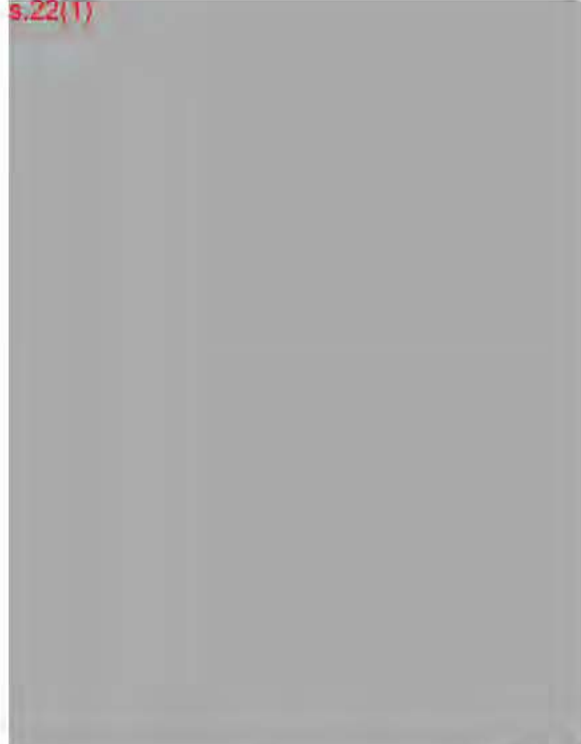


Photo	Description
	<p>Photo 1</p> <p>December 15, 2020</p> <p>Unit  - Broken window pane.</p>
	<p>Photo 2</p> <p>December 15, 2020</p> <p>Unit  - Leaky sink.</p>

Photo	Description
	<p>Photo 3</p> <p>December 15, 2020</p> <p>Unit s.22(1) - Missing room identifying number.</p>