

COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report

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SR No. CF-2020-014563 CF-2020-016572

Property Address	Name of Building	Inspection Date (yy/mm/dd)
261 E HASTINGS ST	WALTON HOTEL	2020/11/23
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-142304 NH		☑ Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register
ATLAS PEST CONTEOL	48	24-hr Tenant Check
Owner Information PROVINCIAL RENTAL	Building Representative	Inspectors Attending PUI: ALVIN LEUN (-
HOUSING CORP	perry brown Clook at sockety.	alvin. lennig Evenceuver. ca
	CIARA D'CONNOR	
	clara oconnote laster tsoclotye	0
Ph#	Dh# >20 000 050	DL# (a) 27 (003
	Ph# 778-990-9506	
	tandards of Maintenance By-law No.	<u>5462</u>
	/ drainpipes / windo	ws / finish
Sprinkland building		
	•	
	W W	
Common Areas: bathrooms /	halls / kitchens / lighting / ele	evator / stairs / storage rooms
		vacor / starrs / storage rooms
219 24		
5 Story - both	rooms & Kitchen, 1	ender
Tred stars - Lith	rooms & Ettehen	
- Graffill on com	non hollway walls	
		and pro-
- FIRE extinguishe	15 mbs1- 3 or 2 nd	5 +1031
Re-inspection : -	Thursday, Jan 7/2	1 @ 10 am
		Subtotal
		1 7
		~ >
Recommendations:		
		. 22
All noted deficiencies must by correct	sted by Wednesday, Jan 61	121 - ,32
5		Total # Violations
Hand delivered to PERRY 13/	20WN (Signed) Kry	8
		Total Life Safety Violations



Address 261 E HASTINGS ST

(Property Use) SR CF-2020-01456

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. 5.22(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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ 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	1
LIFE SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 □ Clutter Y □ Doorway 90° N ☑ Informed Mgr ☑	 □ 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 	1
LICE	Notes:		
LIFE SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. \$.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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 ☐ 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 	1
	Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 	0
	Clutter Y ☑ Doorway 90° N ☐ Informed Mgr ☑ Notes:		
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 ☐ Clutter Y ☐ Doorway 90° N ☑ Informed Mgr ☑ Notes:	 ✓ 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 	2
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 ☐ Clutter Y ☑ Doorway 90° N ☑ Informed Mgr ☑	☐ 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	1
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Vacant	THE RESERVE OF THE PARTY OF THE		
No Access			
Inspected	s 22(1)		
Notes:	3.22(1)		Total
Notes.		City of Vancouver - 2021-137 - Page 82 of 545	6
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Address 2	61	EHASTINGSST
(Property Use) S	R CF-2020 01-1563

LIFE SAFETY

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	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. 5.22(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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ── Window-pane/frame/trim/hardware - repair/replace/slean ── Sink/plumbing/taps/leaks - repair/replace/unplug ── Electrical outlets/fixtures/cover plates - repair or replace ── Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	Ī
LIFE SAFETY		LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Clutter Y □ Doorway 90° N □ Informed Mgr □	□ 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	Ì
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL		0
Room No. \$.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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	1
LIFE SAFETY		LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. 5,22(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 	1
	Clutter Y ☐ Doorway 90° N ☑ Informed Mgr ☑ Notes:	bulls along	
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. 5.22(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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	□ 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	1
LIFE	Notes:		
SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL		0
Room No. 5.22(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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	□ 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	ſ
LIFE SAFETY	Notes:	LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
The same of	BOWOKE ALAKWI BOPKINKLER LINE BOOK CL	LOSER LINGLE IN WALLFELOURGEILING (>13Q.F1)	1
Vacant No Access			-
Inspected	s.22(1)		
Notes:	sol floor - men + women 5 thrown		Total
	Flore - men & wown between		6
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Address	261	E	HASTINGS	T
(Property	Use)	SR S	F-2020-01	456

	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 ☐ Doorway 90° N ☐ Informed Mgr ☐	2
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	0
LIFE SAFETY	Notes:	
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 □ Door-handset/hinges/frame/room# - repair/replace □ Doorway 90° N □ Informed Mgr	1
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE SAFETY	Clutter Y □ Doorway 90° N ☑ Informed Mgr ☑ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	-7
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 ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Informed Mgr ☐ Window-pane/frame/trim/hardware - repair/replace/clean/pane/frame/trim/hardware - repair/replace/unplug/pane/frame/trim/hardware - re	1
LIFE SAFETY	SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ 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 ☐ Notes:	
LIFE	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CLOSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant No Access Inspected Notes:	s.22(1)	Total
		5
	City of Vancouver - 2021-137 - Page 84 of 545 LIFE SAFETY	



Address _	261	E	Has	TINE	551

(Property Use) SR CF2020 014563

	Standards of Maintenance	By-law No. 5462	Violations
Room No. s.22(1)	□ 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		SER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - 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	1
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLO	SER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ ☐ Radiator/Electrical baseboard - repair/replace ☐ ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ 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	0
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLO	SER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. \$.22(1)	☐ 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	į
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	missing light builds	
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CLO	SER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. 5.22(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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ 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	1
	Notes:	1/3	
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CLO	SER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. S.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - 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	î
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE □DOOR CLO	SER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
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Inspected	s.22(1)		
Notes:			Total
			10
1			5
		City of Vancouver - 2021-137 - Page 85 of 545	-



(Property Use) SR (F-2020-01537)

	Standards of Maintenanc	e 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/foom# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ 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	2
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 Clutter Y □ Doorway 90° N □ Informed Mgr □	☐ 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	
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. 5.22(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 	1
TIEE	Notes:	73	
LIFE SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 	0
	Clutter Y ☐ Doorway 90° N ☑ Informed Mgr ☐ Notes:		
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ── 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 	0
LIFE SAFETY	Alleria and the second and the secon	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	□ 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	1
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CI	LOSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	()
Vacant No Access	s.22(1)		
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Address 261E HASTINGS ST (Property Use) SR CF -2020-01456

_		(Froperty Use) SK	-014
	Standards of Maintenance	ce By-law No. 5462	
Room No. 5.22(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) Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ Window-pane/frame/trim/hardware - repair/re☐lace/clean☐ Sink/plumbing/taps/leaks - repair/replace/unp	Violat
IFE AFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. 5.22(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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/trim/hardware - repair/rep lace/clean □ Sink/plumbing/taps/leaks - repair/replace/unpl ug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pe st control	C
IFE AFETY	SMOKE ALARM □SPRINKLER LINE □DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet	☐ Window-pane/frame/trim/hardware - repair/rep lace/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	0
SAFETY		LOSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	1
SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	03
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	-
IFE SAFETY	- A 100 A 100 A 100 A	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	
SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	_
Vacant No Access Inspected Notes:	s.22(1)		Total
		City of Vancouver - 2021-137 - Page 87 of 545	2
		LIFE SAFETY	7

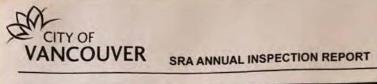


COMMUNITY SERVICES

Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR No. CF-2020-015392

Property Address	CD ilding	1. D-4- / D-4- / / (00)
	Name of Building	Inspection Date (yy/mm/dd)
7 W Hastings St	Beacon Hotel	2020/11/05
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-142291		□ Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register
Bugs Be Gone - On call	35	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending
Owner information	building Representative	PUI:
PHS	Steve	COLIN DURCAN
	1	
Ph#	Ph# 604 6693287	Ph# 604 871 6423
Sta	andards of Maintenance By-law N	o. 546 <u>2</u>
Building Exterior: fire escape /	drainpipes / wir	ndows / finish
Common Areas: bathrooms / ha	alls / kitchons / lighting /	alayatan / atalan / atanana
Common Areas: bathrooms / ha	alls / kitchens / lighting /	elevator / stairs / storage rooms
		Subtotal
		Subtotal
		Subtotal
Recommendations:		Subtotal
Recommendations:		Subtotal
	ed by	Subtotal
All noted deficiencies must by correcte		Subtotal Total # Violations
All noted deficiencies must by correcte	ed by (Signed)	Total # Violations
All noted deficiencies must by correcte		



	Beacon	Hotel	
Address	7 W Has	tings St	-
	Use) SR	' '	-

-	Standards of Maintenance By-	law No. 5462	Violation
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Si ☐ Radiator/Electrical baseboard - repair/replace ☐ El ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pe	indow-pane/frame/trim/hardware - repair/replace/clean nk/plumbing/taps/leaks - repair/replace/unplug ectrical outlets/fixtures/cover plates - repair or replace est-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER	□HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ W ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Si	indow-pane/frame/trim/hardware - repair/replace/clean hk/plumbing/taps/leaks - repair/replace/unplug ectrical outlets/fixtures/cover plates - repair or replace est-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER	THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Wills/ceiling/floors - repair/replace/clean/panet ☐ Sin ☐ Radiator/Electrical baseboard - repair/replace ☐ Ele	ndow-pane/frame/trim/hardware - repair/replace/clean nk/plumbing/taps/leaks - repair/replace/unplug ectrical outlets/fixtures/cover plates - repair or replace st-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y Doorway 90° N Informed Mgr Notes:		
IFE AFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER	□HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sir ☐ Radiator/Electrical baseboard - repair/replace ☐ Ele ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pe Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	ndow-pane/frame/trim/hardware - repair/replace/clean nk/plumbing/taps/leaks - repair/replace/unplug ectrical outlets/fixtures/cover plates - repair or replace st-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE AFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER	THOLE IN WALL (EL COR/CEIL ING (>150 ET)	_
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Wi □ Walls/ceiling/floors - repair/replace/clean/panet □ Sir □ Radiator/Electrical baseboard - repair/replace □ Ele	ndow-pane/frame/trim/hardware - repair/replace/clean k/plumbing/taps/leaks - repair/replace/unplug ectrical outlets/fixtures/cover plates - repair or replace st-rats/mice/roaches/bedbugs/fruit flies - pest control	
	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER	THOLE IN WALL (EL COR/CEI) INC (* 100 FT)	
oom No.	□ Carpets/floor/baseboards - repair/replace/clean □ Wills/ceiling/floors - repair/replace/clean/panet □ Sir □ Radiator/Electrical baseboard - repair/replace □ Ele	ndow-pane/frame/trim/hardware - repair/replace/clear ik/plumbing/taps/leaks - repair/replace/unplug ictrical outlets/fixtures/cover plates - repair or replace st-rats/mice/roaches/bedbugs/fruit flies - pest control	
	SMOKE ALARM SPRINKLER LINE DOOR CLOSER	THOUSE IN WALLES OF THE	
cant	.22(1)	LIHOLE IN WALL/FLOOR/CEILING (>18Q.FT)	To
		LIFE SAFETY City of Vancouver - 2021-137 - Page 89 o	-

VCOUVER

COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR No. 2019 - 014875

operty Address	Name of Building	Inspection Date (yy/mm/dd)
7 W HASTINGS ST.	BEACON HOTEL	19/12/05
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
2020 - 142291	-	⊠Yes □ No
Post Management Company	Number of Units	SRA Tenant Register 🕱
BUSS-BE-GONE +	41	24-hr Tenant Check 卤
Owner Information	Building Representative	Inspectors Attending PUI:
BC Housing	SHARLERMA LEGASSE	KILE PRINGLE
	CHELSEA WHITE	
Ph#	Ph# 604-669-3287	Ph# 604-873 - 7088
St	tandards of Maintenance By-law No.	
Building Exterior: fire escape	/ drainpipes / window	ws / finish
Common Areas: bathrooms /	halls / kitchens / lighting / ele	vator / stairs / storage rooms
· COUTTER IN ZHOPZ.	HALL OUTSIDE #5.22(1)	
		Subtotal
		1
Recommendations:		
		5
All noted deficiencies must by correct	1001000	
	JAN 6/19/CHONTU	1.
All noted deficiencies must by correct	JAN 6/19/CHONTU	



Adduses	7 6	HASTINGS	<
Address _	1 10	1147114G3	_, , ,

(Property Use) SR

	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 ☐ Pest-rats/mice/roaches/bedbugs/fruit file	ce/unplug repair or replace	1
	Clutter Y ☑. Doorway 90° N ☑. Informed Mgr ☑. Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILIN	G (>1SQ.FT)	
5.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit fli Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	ce/unplug repair or replace	1
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE ☑DOOR CLOSER □HOLE IN WALL/FLOOR/CEILIN	G (>1SQ.FT)	-1
Room No. s 22(1)		pair/replace/clean ce/unplug repair or replace es - pest control	(
LIFE	□SMOKE ALARM □SPRINKLER LINE ②DOOR CLOSER □HOLE IN WALL/FLOOR/CEILIN	G (>1SQ.FT)	164 1
Room No. 5.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/clean/panet	ce/unplug repair or replace	1
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE ☑DOOR CLOSER □HOLE IN WALL/FLOOR/CEILIN	G (>1SQ.FT)	
Room No. 5.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit fli	ce/unplug repair or replace	>
	Clutter Y ⊠ Doorway 90° N ☐ Informed Mgr ☒ Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE ☑DOOR CLOSER □HOLE IN WALL/FLOOR/CEILIN	G (>1SQ.FT)	$\pm t =$
s.22(1	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit fli	ce/unplug repair or replace	-
	Clutter Y Doorway 90° N Informed Mgr Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE ☑DOOR CLOSER □HOLE IN WALL/FLOOR/CEILIN	G (>1SQ.FT)	51-
Vacant No Access Inspected	5.22(1)		
Notes:			Total
			2
	City of Vancouver - 2021-1	37 - Page 91 of 545 LIFE SAFETY	5



Address	7 W HASTINGS
(Property Lie	A SP

	Standards of Maintenanc	e 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ 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	-
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE ☑DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. \$.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 Clutter Y ☑ Doorway 90° N ☐ Informed Mgr ☑	 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 	
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. \$.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 Clutter Y □ Doorway 90° N □ Informed Mgr □	 ✓ 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 	1
HEE	Notes:		
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL		
Room No. 5.22(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 Clutter Y ☑ Doorway 90° N ☑ Informed Mgr ☑	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	-
	Notes:		
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/reom# repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	1
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE DOOR CL	OSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Vacant No Access Inspected Notes:	22(1)		Total
		City of Vancouver - 2021-137 - Page 92 of 545	



CE - Inspection Report (PUI)

	er Cl	F-2019-014875	Date of Inspection (yyyy/mm/dd)	2019/12/05
Main Addr	ess	7 W HASTINGS STREET	Specifics and/or Suite # Beaco	on Hotel
Tenant	9 E H	Community Services Society Hastings St couver, BC V6A 1M9	Number of Storeys Four	
Owner	C/O ATTN 1701	VINCIAL RENTAL HOUSING CORP REAL ESTATE SERVICES N RON HANSEN -4555 KINGSWAY NABY BC V5H 4T8	Permit Number OC-2016-009 DE416978	923
Agent	N/A		Approved Use of Building/Land	SRA - 36 SU's
District Zo	one	DEOD	Present Use of Building/Land	SRA
Business L	icense	20-142291		
Reason for	r Inspe	ection Annual SRA Inspection (Life	fe Safety Violations)	
Narrative/	/Obser	vations		
• U	s.22 Init Init Init Init	1:00 AM revealed six life safety vio automatic door closer disabled. automatic door closer disabled. automatic door closer disabled. automatic door closer disabled.		
• U • U • U • U • U The build	s 22 Init Init Init Init Init Init Inig m	automatic door closer disabled. anager, Chelsea White, escorted mes needed to be resolved immediated.	ne throughout the building, and I expl ely.	
• U • U • U • U • U The build life safety	Init Init Init Init Init Init Inig m Issue	automatic door closer disabled. anager, Chelsea White, escorted mes needed to be resolved immediated.	ne throughout the building, and I expla	
• U • U • U • U • U The build life safety There we	Juit Juit Juit Juit Juit Juit Juit Juit	automatic door closer disabled. anager, Chelsea White, escorted mes needed to be resolved immediated.	ne throughout the building, and I explo ely. ey will be processed under a separate	
• U • U • U • U • U • The build life safety There we Requirement Violation	Juit Juit Juit Juit Juit Juit Juit Juit	automatic door closer disabled. anager, Chelsea White, escorted mes needed to be resolved immediate e non-life safety violations, and the	ne throughout the building, and I explo ely. ey will be processed under a separate	case file.
• U • U • U • U • U • The build life safety There we Requirement Violation	Init Init Init Init Init Init Init Init	automatic door closer disabled. anager, Chelsea White, escorted mes needed to be resolved immediate e non-life safety violations, and the	ne throughout the building, and I explainly. ey will be processed under a separate and an	case file.

Violation Details Violation Number: Violation: VI-2019-08628 Unit 22(1) Automatic door closer has been disabled. **Violation Date:** Standards of Maintenance By-law No. 5462: Dec 05, 2019 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 Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Unit ... Automatic door closer has been disabled. VI-2019-08627 Violation Date: Standards of Maintenance By-law No. 5462 Sec. 15.1(1): Dec 05, 2019 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 Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 **Violation Instructions:** Resolve By: **Violation Status:** Violation Number: Violation: VI-2019-08626 Unit *22(1) Automatic door closer has been disabled. Violation Date: Standards of Maintenance By-law No. 5462 Sec. 15.1(1): Dec 05, 2019 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:**

Violation Number:

VI-2019-08625

Violation: Unit 5.22(1) utomatic door closer has been disabled.

Violation Date:

Dec 05, 2019

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 Type: Standards of

Maintenance By-Law No.

5462

Resolve By:

Violation Instructions:

Violation Status:

Violation Number:

VI-2019-08623

Violation:

Uni s.22(1): Automatic door closer has been disabled.

Violation Date:

Dec 05, 2019

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 Type: Standards of

Maintenance By-Law No. 5462

Violation Instructions:

Violation Status:

Resolve By:

Violation Number:

VI-2019-08624

Violation:

Units.22(1): Automatic door closer has been disabled.

Violation Date:

Dec 05, 2019

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 Type: Standards of

Maintenance By-Law No.

5462

Violation Instructions:

Resolve By:

Violation Status:

Photo	Description
5,22(1)	December 5, 2019 Disabled automatic door closer in Unit [221].
s.22(1)	December 5, 2019 Disabled auto ic door closer in Unit

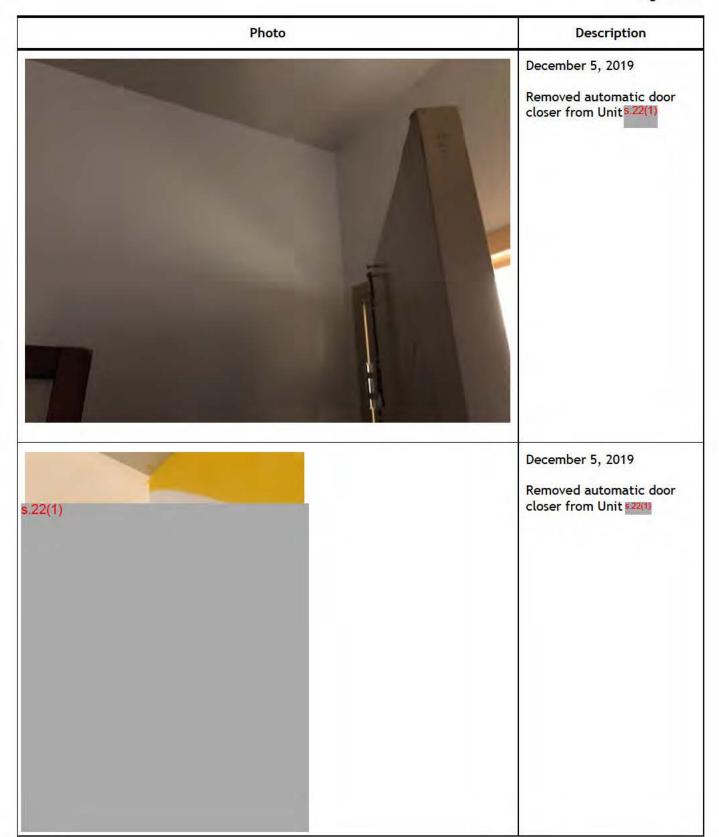


Photo	Description
[H4]	December 5, 2019 Disabled automatic door closer from Unit
s.22(1)	



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.

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

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

Kyle Pringle

Property Use Inspector

604-873-7088

kyle.pringle@vancouver.ca

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 Section15.1(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:

Uni	t No:	(H)	
1.	Unit	- Door - automatic door closer disabled.	Violation of SofM Section 15.1(1)
2.	Unit	- Door - automatic door closer disabled.	Violation of SofM Section 15.1(1)
3.	Unit	- Door - automatic door closer disabled.	Violation of SofM Section 15.1(1)
4.	Unit	- Door - automatic door closer disabled.	Violation of SofM Section 15.1(1)
5.	Unit	- Door - automatic door closer disabled.	Violation of SofM Section 15.1(1)
6.	Unit	- Door - automatic door closer disabled.	Violation of SofM Section 15.1(1)
	100	The state of the s	

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

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

Page 0 of 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.

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



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report

City of Vancouver - 2021-137 - Page 102 of 545

SR No. 2020 - 015265 2010 - 015266

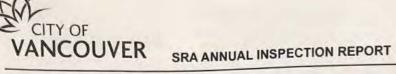
Property Address	Name of Building	Inspection Date (yy/mm/dd)
177 E HASTINGS ST	MAPLE HOTEL	20/11/02
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
	SRA	⊠Yes □ No
20-142293 Pest Management Company	Number of Units	SRA Tenant Register
BUGS BE GONE	81	24-hr Tenant Check
Owner Information PROVINCIAL RENTAL	Building Representative NELSON DONALS	Inspectors Attending PUI: LYCE MINGLE
HOUSING CORP	7 1005-7 1 1007-17 110	
		N. H. 1.11-1-72-7060
Ph#	Ph#604-681-3220	
	tandards of Maintenance By-law No.	. 3402
	/ drainpipes / wind	
· MEST CONTROL - MONTHLY	INSPECTIONS - TREATMEN	IT AS NEEDED
Common Areas: bathrooms /	halls / kitchens / lighting / e	levator / stairs / storage rooms
· ELEVATOR OUT OF	ORDGL	
		1
		Subtotal
Recommendations:		
THE RESERVE OF THE PARTY OF THE		
All noted deficiencies must by corre	cted by - IMMEDIATELY (DO	1001 CLOSER) (3)
Hand delivered to Nelson DON	ADLINE FUL GLEVATOR	Total # Violations
Halla delivered to MELSON DON	AIS (Signed)	2
	1 1	Total Life



		-	11.	11/15	ST
Address	177	6	HAST	14100	-

(Property Use) SR _____

The second	Standards of Maintenanc	e By-law No. 5462	Violation
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ─ 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 	0
LIFE	Notes: □SMOKE ALARM □SPRINKLER LINE ☑DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/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 	0
	Clutter Y Doorway 90° N Informed Mgr Notes:		
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR C	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. s.22(1)	☐ 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 	0
	Clutter Y 🔼 Doorway 90° N 🔼 Informed Mgr 🔼 Notes:		
LIFE		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. s.22(1	☐ 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 	0
	Clutter Y \(\subseteq \text{ Doorway 90° N \(\subseteq \text{ Informed Mgr \(\supseteq \text{ Notes:} \)		
LIFE	SMOKE ALARM □SPRINKLER LINE □DOOR C	LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	6
Room No. 5.22(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	0
	Clutter Y \(\sigma\) Doorway 90° N \(\sigma\) Informed Mgr \(\sigma\) Notes:		
LIFE		LOSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. S.22(*	☐ Carpets/floor/baseboards - repair/replace/clean	□ 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 files - pest control	0
Vacant No Acces Inspected Notes:	s.22(1)	LOSER HOLE IN WALL/FLOOR/CFII ING (>150 FT)	Total
		City of Vancouver - 2021-137 - Page 103-pt 545	7



Address	177	EHASTI	165
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(Property Use) SR_

300	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 ☐ Dest-rats/mice/roaches/bedbugs/fruit flies - pe	or replace	0
	Clutter Y 🗹 Doorway 90° N 🖾 Informed Mgr 🖾 Notes:		
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>15	SQ.FT)	0
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 □ Doorway 90° N □ Informed Mgr □ Window-pane/frame/trim/hardware - repair/replace/unpl □ Sink/plumbing/taps/leaks - repair/replace/unpl □ Electrical outlets/fixtures/cover plates - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pe	or replace	0
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1S	Q.FT)	0
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/upple ☐ Sink/plumbing/taps/leaks - repair/replace/unple	olace/clean ug or replace	0
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1S	O FT	
Room No.	□ 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 □ Doorway 90° N □ Informed Mgr □	place/clean ug or replace	0
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1S		
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/unplus of the pair/replace in the pair	place/clean ug or replace	
	Clutter Y Doorway 90° N Informed Mgr Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1S	Q.FT)	
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/unplus □ Walls/ceiling/floors - repair/replace/clean/panet □ Sink/plumbing/taps/leaks - repair/replace/unplus □ Door-handset/hinges/frame/room# - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - performed floor Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	ug or replace	
LIFE	SMOKE ALARM SPRINKI FR LINE TIDOOR CLOSER THOLE IN WALL TELOOP/CELLING (548)	O FT)	
Vacant	s.22(1)	***************************************	
No Access	s.22(1)		
Inspected	3.4.2(1)		
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



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR No. <u>CF-2020-013475</u>

Property Address	Name of Building	Inspection Date (yy/mm/dd)
412 CARRALL ST	PENN SYLVANIA HOTE	20/11/19
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-142289		☑Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register
BUGS DE GONE - BUGS	44	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending
PHS COMMUNITY	Spike Harris	PUI ALVIN LEUNG
SERVICES SOCIETY	spike hamis @ phs.ca	alvin lenny Evancouser. Ca
	Cole Small	ALVIN IEMA CE NON COMER, CA
	Cole, small@phs,ca	
Ph# 604-683-0073	Ph#604-999-4525/604-812-24	186 Ph# 604-871-6009
	andards of Maintenance By-law N	
Calle		
Building Exterior: fire escape /		ndows / finish
Front desk stopp about	Located in losby on	ground Apor
		3
Common Areas: bathrooms / ha	alls / kitchens / lighting /	elevator / stairs / storage rooms
Interior in good con	ditto-	
Manager's office la	ared on 5 floor	
	ore in good andthe	
		1
and a ord the sope	well by PHS (22 ro	ons non SRO
12rd floor is tensition	J' 3rd floor , Penny	strens Supertal Sures
	nedical supervision -	not inspected as it isn't
500 operated		
207 VCH office		
201 4011 511112	Pod 7 Strong Bay	Subtotal
REINSPECTION DAT	E: Wednesday, Der 2.	05/2
Posammandations:		0
Recommendations:		
All noted deficiencies must by correcte	ed by	2
in noted denoteholes must by confect	ed by Tuesday, Dec 22	Total # Violations
Hand delivered to COLE SMAL	(Signed)	
		T-A-II V
		Total Life



Address 412 CARRALL ST

(Property Use) SR CF-2020-013475

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. 5.22(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☐ Clutter Y☐ Doorway 90° N☐ Informed Mgr ☑	 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 	<u> </u>
	Notes:	Vaccant	
LIFE	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	O
Room No. 5.22(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 Clutter Y ☐ Doorway 90° N ☑ Informed Mgr ☑	☐ 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	1
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	85
	Principal and the second of		U
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 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 	
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant	(Street)		
No Access	5 22 L		
Inspected	-s 22(1)		
Notes: 5	floor - Manager's oralline Lauredry 1	mrs.	Total
	flow - Tech room the PHS organization	Laundry room	2
		City of Vancouver 2021 137 Page 107 of 545	73



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

<u>cole.small@phs.ca</u> <u>spike.harris@phs.ca</u>



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:

3rd Floor – Bathroom #5 – not in working order.
 3rd Floor – Bathroom #6 – not in working order.
 Violation of Soft Violation of Soft

Violation of SofM Section 21.10(f). Violation of SofM Section 21.10(f).

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.

Page 1 of 2

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,

Yours truly,

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

Director, Building Code and Policy

Kathkyn 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



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR No. 2019-014439

309 CARRALL ST	RAINIER HOTEL	Inspection Date (yy/mm/dd)
Business Licence (B/L) Number	Special Notes on B/L	Security/Video Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register 🛛
PEST DETECTIVE	47	24-hr Tenant Check
MOUNCIAL RONTAL HOUSING CORP	Building Representative GUINEVERE VEHCARRICIC	PUI: KYCE PLINGE
ATTH: ROH HANSEN Ph#	Ph# / all 2120 a co. l	Ph# / - U C-13 - 705-
(2.70°)	Ph# 604-240-0891	Ph# 604-873-7088
<u>S</u> i	tandards of Maintenance By-law No	<u> 5462</u>
Building Exterior: fire escape	/ drainpipes / wind	dows / finish
		A CARLON A CARLO A CAR
DESCRIPTION OF THE PROPERTY OF	(2005) 얼마나 하는 경기를 하는 바람이 되었다고 있는데 하는데 그렇게 그렇게 되었다면 하는데 하나 하다.	Novator / stairs / storage rooms
Common Areas: bathrooms /	halls / kitchens / lighting / e	elevator / stairs / storage rooms
Common Areas: bathrooms /	halls / kitchens / lighting / e	elevator / Stairs / Storage rooms
Common Areas: bathrooms /	halls / kitchens / lighting / e	elevator / Stairs / Storage rooms
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Common Areas: bathrooms /	halls / kitchens / lighting / e	FIEVALOI / Stairs / Storage routins
	halls / kitchens / lighting / e	Flevator / Stairs / Storage rounts
Recommendations:		Flevator / Stairs / Storage rounts
Recommendations: All noted deficiencies must be con	rrected by	Total # Violation
Recommendations:	rrected by	
Recommendations: All noted deficiencies must be con Hand delivered to Gorner and	rrected by	Total # Violation
Recommendations: All noted deficiencies must be con	rrected by	Total # Violation
Recommendations: All noted deficiencies must be contained delivered to Guiden and all models.	rrected by	Total # Violation
Recommendations: All noted deficiencies must be con Hand delivered to Gorner and	rrected by	Total # Violation 5



Address 309 CARRALL 5T (Property Use) SR 2019 - 014439

	Standards of Maintenan	ice By-law No. 5462	Violations
Room No. 5.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean © Pests-rats/mice/roaches/bedbugs/fruit flies > pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	ı
Room No. 5.22(1)	Carpets/floor/baseboards - repair/replace/clean Walls/ceiling/floors - repair/replace/clean/paint Radiator/Electric baseboard - repair/replace Door-handset/hinges/frame/room# - repair/replace Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access 1 ☐ 2 ☐ 3 ☐	I
	- DOOKWAY BLOCKED - VFD ORT	off Posted and Door	
ROOM NO. W.C.5 3PP FL	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace □ Smoke alarm - repair/replace □ Sprinkler line - remove items □ Clutter/doorway access - 1□ 2□ 3□	1
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Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	
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Vacant			
No Access	s.22(1)		
Inspected			
			Troto!
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. 3rd Floor – Bathroom #5 – not in working order.

Violation of SofM Section 21.10(f).

2. 3rd Floor – Bathroom #6 – not in working order. Violation of SofM Section 21.10(f).

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.

Page 1 of 2

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,

Yours truly,

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

Director, Building Code and Policy

Kathkyn 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



CE - Inspection Report (PUI)

	er CF-2019-014439	Date of Inspection (yyyy/mm/dd)	2020/01/21
Main Addr	ress 309 CARRALL STREET	Specifics and/or Suite # Rainie	r 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 Zo	one DEOD	Present Use of Building/Land	SRA
Business L	License 2020-142290		
Reason fo	or Inspection Recheck of SoM Letter dated I	November 6, 2019	
Narrative	e/Observations		
bathroom	perty manager, Guineverre Pencarrick, escort ns had been out of order for over a year. She incial Rental Housing Corp.		
Per CF-20 (as obser	018-013108, these bathrooms had been obser rved by Mike Elliston). A 30 day SoM order wa violations unresolved.		least December 2018
Per CF-20 (as obserwith the	018-013108, these bathrooms had been obser rved by Mike Elliston). A 30 day SoM order wa violations unresolved.	s sent out on January 30, 2019, bu	least December 2018
Per CF-20 (as obserwith the	018-013108, these bathrooms had been observed by Mike Elliston). A 30 day SoM order waviolations unresolved. nents 21.10(f) of the Standards of Maintenance Byla	s sent out on January 30, 2019, bu	least December 2018
Per CF-20 (as obserwith the Requirem Section 2 Recomme Send 30 c Also, CC	018-013108, these bathrooms had been observed by Mike Elliston). A 30 day SoM order waviolations unresolved. nents 21.10(f) of the Standards of Maintenance Byla	s sent out on January 30, 2019, but two No. 5462 them to have the bathrooms on the uver, BC V6B 2J4	least December 2018 t it has since expired e third floor repaired.
Per CF-20 (as obserwith the Requirem Section 2 Recomme Send 30 c Also, CC	018-013108, these bathrooms had been observed by Mike Elliston). A 30 day SoM order wa violations unresolved. Dents 21.10(f) of the Standards of Maintenance Bylatendations day SoM order to property owner instructing the following people: Guineverre Pencarrick - 309 Carrall St, Vancoundered Double, Director of Facilities, Provincia V5H 4T8	s sent out on January 30, 2019, but two No. 5462 them to have the bathrooms on the uver, BC V6B 2J4	least December 2018 t it has since expired e third floor repaired.

Violation Details	
Violation Number:	Violation:
VI-2019-07451	3rd Floor - Bathroom #5 - Bathroom is closed and not available to tenants for
	use.
Violation Date:	
Oct 29, 2019	Standards of Maintenance By-law 5462 - Sec 21.10:
*	21.10 Every lodging house owner shall at all times keep or maintain the
Violation Type:	lodging house:
Standards of	(a) in a thoroughly clean and sanitary condition, including windows and
Maintenance By-Law No.	lightwells;
5462	(b) free of pests, including insects and rodents;
	(c) fixtures and appliances in good working order and repair;
Resolve By:	(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 Status:	
	Violation Instructions:
Violation Number:	Violation:
VI-2019-07452	3rd Floor - Bathroom #6 - Bathroom is closed and not available to tenants for
	use.
Violation Date:	
Oct 29, 2019	Standards of Maintenance By-law 5462 - Sec 21.10:
The state of the s	21.10 Every lodging house owner shall at all times keep or maintain the
Violation Type:	lodging house:
Standards of	(a) in a thoroughly clean and sanitary condition, including windows and
Maintenance By-Law No.	lightwells;
5462	(b) free of pests, including insects and rodents;
	(c) fixtures and appliances in good working order and repair;
Resolve By:	(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 Status:	
	Violation Instructions:
	attended for a travel or province and a contract of the second of the se

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



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,

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



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

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:

3rd Floor – Bathroom #5 – not in working order.
 3rd Floor – Bathroom #6 – not in working order.
 Violation of SofM Section 21.10(f).
 Violation of SofM Section 21.10(f).

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.

Page 1 of 2

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,

Kathrya 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.

Yours truly,

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



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR No. <u>CF-2020 - 015923</u>

City of Vancouver - 2021-137 - Page 123 of 545

Property Address	Name of Building	Inspection Date (yy/mm/dd)
166 E HASTINGS ST	ROOSEVERT HOTEL	20/11/17
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
	SZA	⊠Yes □ No
Zo-142306	Number of Units	SRA Tenant Register ⊠
Pest Management Company	A SOLUTION OF THE SOURCE	
BUGS BE GOME	33	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending PUI: KYLE PRINGLE
PROVINCIAL REATAL HOUSING CORP	MELSON DOMALS	FOIL PICE HOLNING
Ph#	Ph#604-681-3220	Ph# 604-873-7088
	ndards of Maintenance By-law No. 5	
	drainpipes / window INSPECTIONS - TREATMENT	
Common Areas: bathrooms / ha	alls / kitchens / lighting / elev	rator / stairs / storage rooms
		Subtotal
Recommendations:		
All noted deficiencies must by correct	ed by DECEMBER 17/12070	
Hand delivered to NELSON TON	AIS (Signed)	Total # Violations
	(July 1)	
		Total Life
		Safety Violations



	Address	166	E	HASTINGS ST	1
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City of Vancouver - 2021-137 - Page 124 of 545

LIFE SAFETY

SRA ANNUAL INSPECTION REPORT (Property Use) Standards of Maintenance By-law No. 5462 **Violations** Room No. ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug s.22(1) ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) SAFETY Room No. ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug

Electrical outlets/fixtures/cover plates - repair or replace ☐ Walls/ceiling/floors - repair/replace/clean/panet s.22(1) ☐ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control · REATTACH CEILING CIGFIT Y Doorway 90° N Informed Mgr TO CEILING LIFE □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Room No. ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean s.22(1)☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace Door-handset/hinges/frame(room#) repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: LIFE □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) SAFETY Room No. ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug s.22(1)☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace Door-handset/hinges/frame/room#) repair(replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: LIFE □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Carpets/floor/baseboards - repair/replace/clean Room No. ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Door-handset/hinges/frame/room# } repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) SAFETY Room No. ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: LIFE □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Vacant No Access Inspected 3.22(1)Total



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA	Inspection	Report
SP No		

Pest Management Company No Book to gove Owner Information PHS Ph# Ph#	ards of Maintenance By-law drainpipes / w	Security/Video Security/Video Yes No SRA Tenant Register 24-hr Tenant Check Inspectors Attending PUI: Name (Sham) Ph# COU-STI-GOZ No. 5462 indows / finish elevator / stairs / storage rooms
Pest Management Company But be give Owner Information PHS Ph# Ph# Standa Building Exterior: fire escape	Illumber of Units 33 Building Representative UCKIN DWAS Ph# GOI-719-256 ards of Maintenance By-law drainpipes / w	Security/Video Yes No SRA Tenant Register 24-hr Tenant Check 100 Inspectors Attending Pul: Naholas 100 Mankby Janks (Sham) 100 Ph# COU-871-6723 No. 5462
Pest Management Company But by Gove Owner Information But PHS Ph# Ph# Standa Building Exterior: fire escape /	Building Representative UCKIN DWAIS Th# GOVI - 719-256 ards of Maintenance By-law drainpipes / w	SRA Tenant Register 24-hr Tenant Check Inspectors Attending PUI: Name Column MINISTRY Transe Column Who Byozyn Tee Ph# COU-871-6923 No. 5462 Indows / finish
But be give Owner Information Bi PHS Ph# Ph# Standa Building Exterior: fire escape /	Building Representative UCKIN DWAIS Th# GOVI - 719-256 ards of Maintenance By-law drainpipes / w	Inspectors Attending PUI: Nicholas Lio Ministry Janks Cstum VD Byozan Tac Ph# COU-871-G723 No. 5462 indows / finish
Owner Information PHS Ph# Ph# Standa Building Exterior: fire escape /	UCISIN DWAIS. Th# GOUL-719-256 ards of Maintenance By-law drainpipes / w	Inspectors Attending PUI: Nicholas Lio Ministry Jaaks Cstumn URD Byron Tac Ph# COU-871-G128 No. 5462 indows / finish
Owner Information PHS Ph# Ph Standa Building Exterior: fire escape /	UCISIN DWAIS. Th# GOUL-719-256 ards of Maintenance By-law drainpipes / w	PUI: Nicholas Liu Ministry Janke Ostumu. UPD Byozan Tee. Ph# COU-871-6723 No. 5462 indows / finish
Ph# P Standa Building Exterior: fire escape /	h# 604-719-256 ards of Maintenance By-law drainpipes / w	MIMISTRY JONES OSTUMN. UPO BYDEN TOO PH# COU-871-6723 No. 5462 indows / finish
Ph# P Standa Building Exterior: fire escape /	h# 604-719-256 ards of Maintenance By-law drainpipes / w	Ph# COU-871-6723 No. 5462 indows / finish
Standa Building Exterior: fire escape /	ards of Maintenance By-law drainpipes / w	No. 5462 indows / finish
Building Exterior: fire escape /	drainpipes / w	indows / finish
	No Eviction policy; -SIM - No VIO 1868; contacted - Act	
- Offered to provide "	Clean Room' Notice	e in liture
		Subtotal
		d
Recommendations:		
All noted deficiencies must by corrected b	20 M/1/1/08	Total # Violations
Hand delivered to NeVan Dawais	(Signed)	Total # violations
. 20 10 13		Total Life



Address		
(Property Use)	SR	

	Standards of Maintenanc	e 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Clutter ☐ Coulded — Clutter ☐ C	☐ 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	\$
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ─ 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 	
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 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 	
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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		OSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replaceClutter Y☐ Doorway 90° N☐ Informed Mgr☐ Notes:	 ─ 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 	
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant			
No Access	The second secon		
Inspected	s 22(1)		
Notes: \$2	2(1)	* * *	Total
		City of Vancouver - 2021-137 - Page 126 of 545	\$

CF Numb	er CF	-2020-015963		Date of Inspection (yyy	y/m m	/dd)	2020/11/1	7
Main Add	dress	166 E HASTINGS STREET		Specifics and/or Suite	# R	loosev	elt Hotel	
Tenant	PHS			Number of Storeys	Six			
Owner	C/O F 1701-	INCIAL RENTAL HOUSING REAL ESTATE SERVICES 4555 KINGSWAY ABY BC V5H 4V8	CORP	Permit Number N/A	A			
Owner	ATTN 400-1	OUVER COASTAL HEALTH REAL ESTATE 3450 102 AVE EY BC V3T 0H1						
Agent	Nelso	n Donais (building manag	ger)	Approved Use of Buildi	ng/La	n d	SRA	
District Z	Zone	N/A		Present Use of Building	/Land	i	SRA	
Business	License	20-142306						
Reason f	e/Observ	rations		ion of Soction 15 1(1) of	tha C	Standa	rds of Naint	22260
Narrative Inspection Bylaw:	e/Observion at 11 Unit 5.22		safety violat loser was disa corted me th	abled. rough the premise, and I				
Narrative Inspection Bylaw:	e/Observion at 11 Unit 522 Iding ma	:00 AM revealed one life The automatic door clanager, Nelson Donais, es	safety violat loser was disa corted me th	abled. rough the premise, and I				
Narrative Inspection Bylaw: The built inspection Requirem	e/Observon at 11 Unit Service Iding ma	:00 AM revealed one life The automatic door clanager, Nelson Donais, es	safety violat loser was disa corted me th the inspectio	abled. rough the premise, and I on.				
Narrative Inspection Bylaw: The built inspection Requirem	e/Observon at 11 Unit Service Iding ma on checements 15.1(1)	:00 AM revealed one life ""- The automatic door clanager, Nelson Donais, esklist at the conclusion of the Standards of Maint	safety violat loser was disa corted me th the inspectio	abled. rough the premise, and I on.				
Narrative Inspection Bylaw: The built inspection Requirer Section	e/Observon at 11 Unit Serve at 11 Unit Serve at 12 Unit S	:00 AM revealed one life ""- The automatic door clanager, Nelson Donais, esklist at the conclusion of the Standards of Maint	safety violat loser was disa corted me th the inspection	abled. rough the premise, and I on. w No. 5462	gave	e hím a	a carbon cop	y of the
Narrative Inspection Bylaw: The built inspection Requirer Section	Unit 5.220	:00 AM revealed one life The automatic door clanager, Nelson Donais, esklist at the conclusion of the Standards of Maint	safety violat loser was disa corted me th the inspection	abled. rough the premise, and I on. w No. 5462	gave	e hím a	a carbon cop	y of the
Narrative Inspection Bylaw: The built inspection Requirer Section Recomm	e/Observon at 11 Unit Unit Iding ma on chec ments 15.1(1) endation mediate	:00 AM revealed one life The automatic door clanager, Nelson Donais, esklist at the conclusion of of the Standards of Mainte	safety violationser was disaccorted me the the inspection tenance Bylav	abled. rough the premise, and I on. w No. 5462	gave	e hím a	a carbon cop	y of the

Violation Details	TV
Violation Number:	Violation.
VI-2020-06434	Unit - Automatic door closer was disabled.
Violation Date:	Standards of Maintenance #5462 - Section 15.1(1):
Nov 17, 2020	15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and
Violation Type:	other means of fire protection, shall be maintained in such a manner to
Standards of	afford the fire resistive properties and protection for which they were
Maintenance By-Law No.	designed.
5462	THE STATE OF THE S
	Violation Instructions;
Resolve By:	
Violation Status:	

Photo	Description
s.22(1)	Unit Disabled door closer.



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report

SR No. 2020 -015334 -015335

Property Address	Name of Building	Inspection Date (yy/mm/dd)
101 E HASTINGS ST	IRVINE HOTEL	20/11/04
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-142293	SPA	⊠Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register 💢
BUGS BE GONE	55	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending PUI: LYCE PLNGCE
COLP PENTAL HOUSING	COLE SMALLS	POI: LYCE HUNGLE
Ph#	Ph# (DY 681 9243	Ph# 664-873-7088
<u>St</u>	andards of Maintenance By-law N	lo. 5462
Building Exterior: fire escape		
· MEST CONTROL ONCE Y	GL MONTH - TREATMENT	As NEEDED
	The Allerthan Allerthan A	dente de de la companya de la compan
Common Areas: bathrooms / h	nalls / kitchens / lighting /	elevator / stairs / storage rooms
	/	
	/	
/		
		Subtotal
		0
Recommendations:		
All noted deficiencies must by correc	tod by / A	7 6
All floted deficiencies flust by correc	ted by MMEDIATELY	Total # Violations
Hand delivered to COLE SMALLS	(Signed)	, indiations
		6
		Total Life Safety Violations



			IRVING HOTEL	
ddress	101	E	HASTINGS ST	

(Property Use) SR _____

	Standards of Maintenanc	e 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 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 	0
LIFE	Notes: □SMOKE ALARM □SPRINKLER LINE ☑DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Clutter Y □ Doorway 90° N □ Informed Mgr □	 ─ 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 	0
Ties	Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE ☑DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 ─ 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 	0
LIFE	Notes:	LOSED FILOUE NUMBER OF CONTROL INC. (* 100 FT)	
SAFETY	TO DESCRIPTION OF THE PROPERTY OF STREET, STRE	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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 	0
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE	□SMOKE ALARM □SPRINKLER LINE ☑DOOR C	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	0
LIFE	□SMOKE ALARM □SPRINKLER LINE ঐBOOR C	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1-
Room No. 5.22(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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ 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	0
SAFETY	□SMOKE ALARM □SPRINKLER LINE ☑DOOR C	LOSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant No Access Inspected Notes: -s.22(1)	s.22(1)		Total
			0
		LIFE SAFETY	1



Address 101 E HASTINGS ST

LIFE SAFETY

(Property Use) SR _____

	Standards of Maintenance By-law No. 5462	Violations
Room No. \$.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Radiator/Electrical baseboard - repair/replace □ Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y □ Doorway 90° N □ Informed Mgr □	0
LIFE	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Radiator/Electrical baseboard - repair/replace □ Electrical outlets/fixtures/cover plates - repair or replace/lean □ Door-handset/hinges/frame/room# - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control/lean Clutter Y □ Doorway 90° N □ Informed Mgr □	
LIFE	Notes: SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	
LIFE	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/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Bink/plumbing/taps/leaks - repair/replace/clean ☐ Dintromed Mgr ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	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/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
Vacant No Access Inspected	SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Notes:		Total
	City of Vancturer - 2021-137 - Page 131 of 545	0

CF Numb	er CF-2020-015334	Date of Inspection (yyyy/mm/dd)	2020/11/04
Main Add	ress 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 Z	one N/A	Present Use of Building/Land	SRA
Business	License 20-142293		
Rances	or Inspection Annual SRA Inspection	1.4,5	
Inspection life safet	on at 11:00 AM revealed that the automatic ty violation of Section 15.1(1) of the Stand Uni [Photo 1]. [Photo 2]. Uni [Photo 3]. Uni [Photo 4].		even rooms. This is a
Inspection life safeth life safeth life safeth life life life life life life life life	on at 11:00 AM revealed that the automatic ty violation of Section 15.1(1) of the Stand Uni S22(1) [Photo 1]. Uni [Photo 2]. Uni [Photo 3]. Uni [Photo 4]. Uni [Photo 5]. Uni [Photo 6]. Uni [Photo 7]. ding manager, Cole Smalls, escorted me the	ards of Maintenance Bylaw: rough the building, and he was giver	
Inspection life safeth life safeth life safeth life life life life life life life life	on at 11:00 AM revealed that the automatic ty violation of Section 15.1(1) of the Stand Uni [Photo 1]. [Photo 2]. Uni [Photo 3]. Uni [Photo 4]. Uni [Photo 5]. Uni [Photo 6]. Uni [Photo 7]. ding manager, Cole Smalls, escorted me the on checklist at the conclusion of the inspect	ards of Maintenance Bylaw: rough the building, and he was giver	
Inspection life safet life safet life safet life life life life life life life life	on at 11:00 AM revealed that the automatic ty violation of Section 15.1(1) of the Stand Uni [Photo 1]. [Photo 2]. Uni [Photo 3]. Uni [Photo 4]. Uni [Photo 5]. Uni [Photo 6]. Uni [Photo 7]. ding manager, Cole Smalls, escorted me the on checklist at the conclusion of the inspect	ards of Maintenance Bylaw: grough the building, and he was given tion.	
Inspection Inspection Inspect	on at 11:00 AM revealed that the automatic ty violation of Section 15.1(1) of the Stand Uni [Photo 1]. [Photo 2]. Uni [Photo 3]. Uni [Photo 4]. Uni [Photo 5]. Uni [Photo 6]. Uni [Photo 7]. ding manager, Cole Smalls, escorted me the on checklist at the conclusion of the inspect	ards of Maintenance Bylaw: grough the building, and he was given tion.	
Inspection Inspection If the builtinspection Requirem Section	on at 11:00 AM revealed that the automatic ty violation of Section 15.1(1) of the Stand Uni [Photo 1]. [Photo 2]. Uni [Photo 3]. Uni [Photo 4]. Uni [Photo 5]. Uni [Photo 6]. Uni [Photo 7]. ding manager, Cole Smalls, escorted me the on checklist at the conclusion of the inspection.	ards of Maintenance Bylaw: grough the building, and he was giver ction. Vlaw No. 5462	n a carbon copy of the
Inspection Inspection If the builtinspection Requirem Section	on at 11:00 AM revealed that the automatic ty violation of Section 15.1(1) of the Stand Uni [Photo 1]. [Photo 2]. Uni [Photo 3]. Uni [Photo 4]. Uni [Photo 5]. Uni [Photo 6]. Uni [Photo 7]. ding manager, Cole Smalls, escorted me the on checklist at the conclusion of the inspectations 15.1(1) of the Standards of Maintenance By mediate S/M order to property owner and I	ards of Maintenance Bylaw: grough the building, and he was giver ction. Vlaw No. 5462	n a carbon copy of the

Violation Details	
Violation Number: VI-2020-06320	Unit - The automatic door closer was disabled.
Violation Date: Nov 04, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By:	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:
Violation Number: VI-2020-06321 Violation Date: Nov 04, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By:	Violation: Unit 10 - The automatic door closer was disabled. 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:
Violation Number: VI-2020-06322 Violation Date: Nov 04, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By:	Violation: Unit 1221 - The automatic door closer was disabled. 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:

Violation Number: Violation: Unit 22(1) - The automatic door closer was disabled. VI-2020-06323 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 04, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Unit s.22(1) - The automatic door closer was disabled. VI-2020-06324 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 04, 2020 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 Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-06325 Unit 5.22(1) - The automatic door closer was disabled. Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 04, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:**

Violation Number:

VI-2020-06326

Violation Date: Nov 04, 2020

Violation Type: Standards of Maintenance By-Law No. 5462

Resolve By:

Violation Status:

Violation:

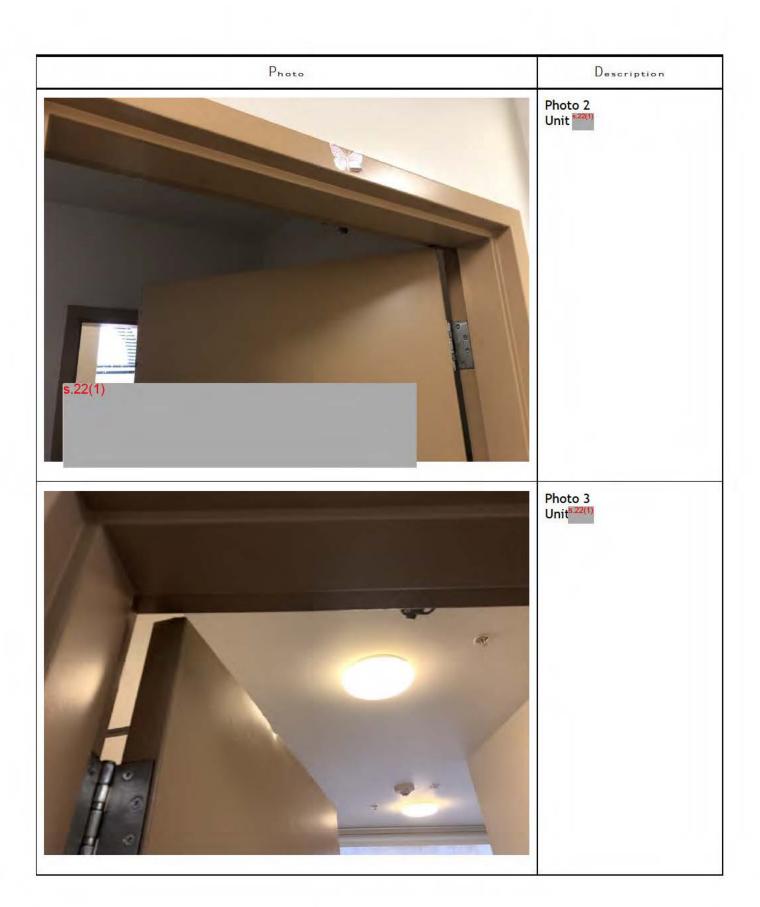
Unit 2011 - The automatic door closer was disabled.

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:











COMMUNITY SERVICES Licences and Inspections **Property Use Inspections**

Property Use SRA Inspection Report SR No. <u>CF-2020-013623</u>

Property Address	Name of Building	Inspection Date (yy/mm/dd)
404 ABBOTT	ABBOTT MANSIONS	2020/10/21
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-142314		□ Yes 💆 No
Pest Management Company	Number of Units	SRA Tenant Register
ABEL	72	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending PUI:
CENTRAL CITY	SASHA IVERSON	MARK TEGO
FOUNDATION	150 6 100	
	LISA GUERIN	
DI # 1- 11 1 00 00 13	604-202-5292	21 11 12 12 12 12 12 12 12
Ph# 604-683-2263	Ph# 604-668-4163	Ph# 604-873-7867
<u>St</u>	andards of Maintenance By-law No.	5462
Building Exterior: fire escape	/ drainpipes / windo	ws / finish
Common Areas: bathrooms / h	alls / kitchens / lighting / ele	vator / stairs / storage rooms
· 187 Flax WASHIC	By @ # 103 - REPAIL LI	6H7.
* Strutal 404 - P	ATCH WALL ACROSS #44	
· 3PO Fhole K	TOHES - REPAIR PANGE O	IN NOT UDRIGHO [1]
	- OHAGE BANGO V	DE MOCKETO A LACE
- ZND FLOOK W	ASHROOM ACROSI #216-7	OUET BROKEN (1)
0 157 Horn a	TO A Day It III Draw	CEILING TI
o process	15106 Room # 111-10E/A11	C CEICING [1]
151 Flesh WASH	Room ACROSS # 116- REPA	A CELLAGO II Subtotal
1 - 1 - 1	#117 PATCH WALL HOL	8
Recommendations:	TIS - FIX LIGHT IN AL	ALILIAM (1)
All noted deficiencies must by correct	ted by NOV 22, 202	27
	110	Total # Violations
Hand delivered to LISA GUER	(Signed)	illin 3
	/ /	Total Life
		Safety Violations



Address	404 ABBOTT	
(Property	Use) SR T 2020 0138	23

	Standards of Maintenanc	e 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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	1
LIFE	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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:	PRIDER NOT WOTEKING	
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☑	☐ 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	
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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 	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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 	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	REMOVE COLD ACROS HALLISM	1
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	Window pane/frame/trim/hardware - fepair/jeplace/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	1
FE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Access sected	s.22(1)		Total
		City of Vancouver - 2021-137 - Page 140 of 545 LIFE SAFETY	/



Address 404 ARBOTT (Property Use) SRCF 2010 013623

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. 5.22(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 	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	HOT MATER PRESSURE	
LIFE SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	□ 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 CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	□ 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		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	□ 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	□SMOKE ALARM □SPRINKLER LINE □DOOR C	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ☐ 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 	
LIFE SAFETY		LOSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ 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	
LIFE SAFETY		LOSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant			
No Access			
Inspected			
Notes:			Total
			1
		City of Vancouver - 2021-137 - Page 141 of 545 LIFE SAFETY	



Address	404	ABBOTT
		RCF-2020-013823

	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 ☐ Doorway 90° N ☐ Informed Mgr ☐ False McC	1
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ 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	1
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/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐	1
rice	Notes: YADIOW AN POOK	
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(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 ☐ Dest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y Doorway 90° N Informed Mgr SINK PUBER - TERAIN CABINET	
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/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ 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)
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/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ 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	
LIFE SAFETY	MSMOKE ALARM	-1
Vacant No Access	s.22(1)	
Inspected		Total
Notes:		5
-	City of Vancouver - 2021-137 - Page 142 of 545 LIFE SAFETY	2



Address	404	ABI	3071
(Property	Use) \$	SRCT-Z	b20-013823

	Standards of Maintenance	e By-law No. 5462	Violations
Room No. 5.22(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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	p
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(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	1
	Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(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 	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	Window-pane/frame/trim/hardware - tepair/replace/clean Sink/plumbing/taps/(eaks) - (epair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	2
LIFE	1000	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. \$.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 	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	No FRIDGE	
LIFE		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ─ 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 	
LIFE SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant No Access Inspected	s.22(1)		
Notes:		7 1 1 1 1	lotal
110,000			5
		City of Vancouver - 2021-137 - Page 143 of 545	



Address	404	ABBOTT
	Hea)	SR(Y-2020-013823

	Standards of Maintenance	e 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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/frim/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	I			
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE DOOR CLOSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)					
Room No. 5.22(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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 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 	1			
	Notes:					
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)				
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 	1			
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	PERAIR SINK CABINET DOORS				
LIFE	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/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 	1			
	Clutter Y □ Doorway 90° N □ Informed Mgr □					
LIFE	Notes: □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/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Clutter Y □ Doorway 90° N □ Informed Mgr □	 ☐ 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 				
LIEE	Notes:					
LIFE SAFETY		LOSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)				
Room No.	☐ 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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 ── 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 				
LIFE SAFETY	Notes: ☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR C	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)				
Vacant No Access	s.22(1)					
Inspected	\$1		Total			
Notes:			1/			
		City of Vancouver - 2021-137 - Page 144 of 545	7			



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

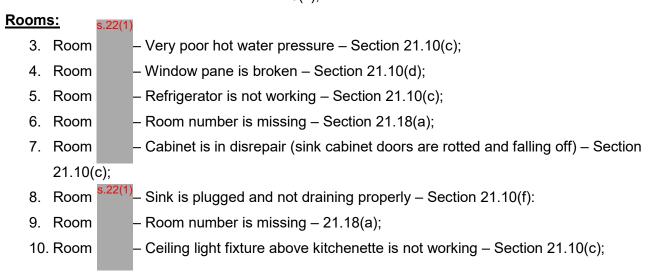
RE: 404 ABBOTT STREET – ABBOTT MANSIONS

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 Bylaw 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);



```
s.22(1

    Refrigerator is not working – Section 21.10(c);

11. Room

    No refrigerator – Section 21.10(c);

12. Room
                - When you turn off the shut off valve for the sink, it leaks - Section 21.10(f);
13. Room
14. Room

    Screws on the window latch is loose – Section 21.10(d);

15. Room

    Sink plumbing pipe is disconnected – Section 21.10(f);

                Infested with pests (Roaches) – Section 21.10(b);
16. Room
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

    Refrigerator leaks – Section 21.10(c).

19. Room
```

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

<u>ORDER</u>

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 Sprinkler head is corroded; and
- 2. Unit 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	Atir	a (Lisa Guerin 604-202-5292)	Approved Use of Building/Land	SRA
District Zone DD		DD	Present Use of Building/Land	SRA
Business L	icens	se 20-142314		

Narrative/Observations

Inspection today revealed the following Standards of Maintenance violations remain:

- · 1st floor common hallway at #115 ceiling light not working
- #^{\$22(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 por kitchen 1 range not working at all. Other range oven not working and missing dials for ents.
- # · 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.				
		3.		
Photos Taken? ☐ Yes				
Date Report Made: December 8, 2020	Mark Reed			
(C)	Inspector's Name			

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

Violation Number:	Violation:
VI-2020-05766	s.22(1) - electrical plug near sink falling out
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
3402	(d) floors, stairs, doors, walls and windows in good working order and repair;
Danalus Du	
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
	secure plug & provide cover plate
	1 3 1
Violation Number:	Violation:
VI-2020-05767	s.22(1) - sink cabinet doors rotted and failing apart
VI-2020-03707	- sink cabiliet doors rotted and raining apart
Violation Data:	Standards of Maintananca Dy Jaw E462 Coc 21 10:
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
reserve by.	(f) sinks, toilets and bathing fixtures in good working order and repair.
	(1) sinks, tollets and battling fixtures in good working order and repair.
Violation Status:	Violation Instructions:
Violation Status.	
	repair or replace cabinet doors
\(\frac{1}{2}\)	
Violation Number:	Violation:
VI-2020-05769	s.22(1) - roaches
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
	(b) free of pests, including insects and rodents;
Maintenance By-Law No.	
5462	(c) fixtures and appliances in good working order and repair;
	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
	provide pest control
İ	

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

Violation Number:	Violation:
VI-2020-05773	s.22(1) - when you turn off the shut off valve for the sink water it leaks
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
Violation Type:	lodging house: (a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
3	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
Trotation otatae.	repair valve to stop leak
Violation Number:	Violation:
VI-2020-05777	s.22(1) - ceiling light fixture above kitchenette not working.
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
	lodging house:
Violation Type: Standards of	(a) in a thoroughly clean and sanitary condition, including windows and lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
Docal vo Dvu	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions: repair light fixture
	Topan light lixture
Violation Number:	Violation:
VI-2020-05780	s.22(1) - sink plugged and not draining properly
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No. 5462	(b) free of pests, including insects and rodents;(c) fixtures and appliances in good working order and repair;
J-102	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
	repair sink

Violation Number:	Violation:
VI-2020-05781	s.22(1) - sink cabinet doors rotted and failing off. Cabinet in disrepair.
VI-2020-03701	- sink cabinet doors rotted and raining off. cabinet in disrepair.
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
001 22, 2020	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
3402	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
Resorve by.	(f) sinks, toilets and bathing fixtures in good working order and repair.
	(1) strikes, terrets and butting fixtures in good working order and repair.
Violation Status:	Violation Instructions:
violation statas.	repair or replace cabinet
	Topan of Topiaco sasmot
Violation Number:	Violation:
VI-2020-05782	s.22(1) - no room number
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
	provide room number
Violation Number:	Violation
VI-2020-05776	Violation: s.22(1) - refrigerator not working
VI-2020-05776	- reingerator not working
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
001 22, 2020	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
	repair or replace refrigerator

Violation Number:	Violation:
VI-2020-05785	s.22(1) - refrigerator not working
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
3402	(d) floors, stairs, doors, walls and windows in good working order and repair;
Docaly to Dyte	
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
	repair refrigerator
Violation Number:	Violation:
VI-2020-05787	s.22(1) - window pane broken
1. 2020 00.0.	The second secon
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
OCT 22, 2020	lodging house:
Miglatian Tuna	
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
	replace window pane
Violation Number:	Violation:
VI-2020-05774	s.22(1) - no refrigerator
V1-2020-03/14	no remigerator
Violation Date:	Standards of Maintonanco Ry Jaw 5462 Soc 21 10
	Standards of Maintenance By-law 5462 - Sec 21.10:
Oct 22, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
	, , , , , , , , , , , , , , , , , , ,
Violation Status:	Violation Instructions:
Violation Status.	provide refrigerator
	provide retrigerator

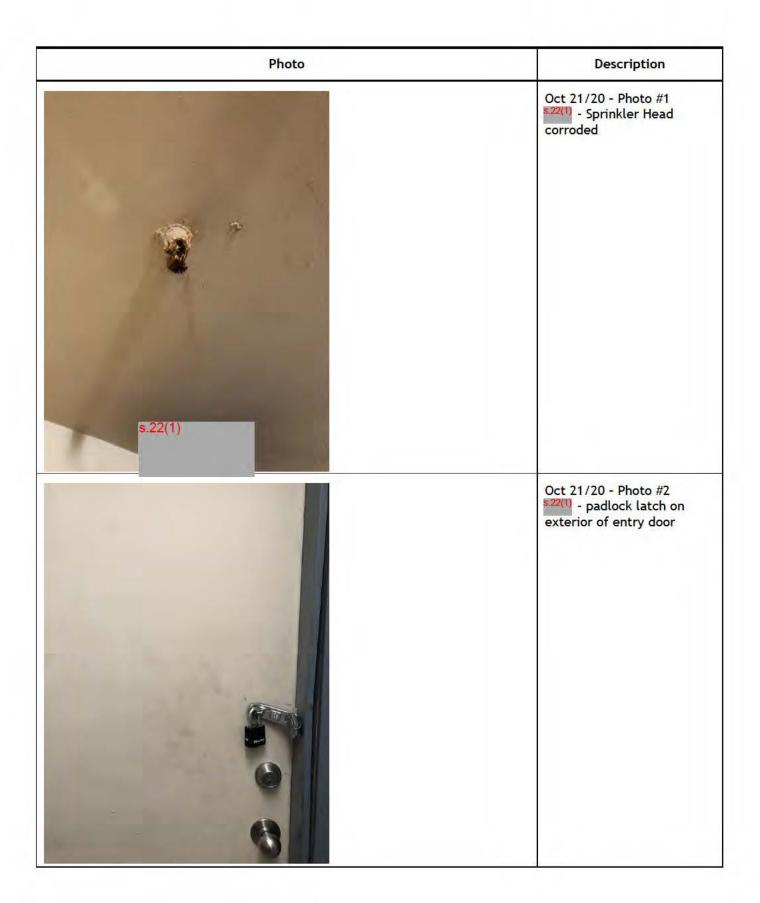
Violation Number: Violation: s.22(1) - no room number of door VI-2020-05779 Violation Date: Standards of Maintenance By-law 5462 Sec 21.18: Oct 22, 2020 Every lodging house operator shall: (a) identify all accommodation by number or letter, or combination of Violation Type: both, posted on the entrance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

	er CF-2020-014728	Date of Inspection (yyyy/mm/dd)	2020/10/21
Main Add	Iress 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 Z	one DD	Present Use of Building/Land	SRA
Business	License 20-142314		
Reason fo	or Inspection Annual SRA Inspection		1
· sr	prinkler Head corroded - clean & repair s moke alarm broken - provide working sm adlock latch on exterior of entry door - r	oke alarm	
Requiren	nents		
	nents ds of Maintenance Bylaw 5462 Sections 10	D.1, 15.1(1).	
Standard	ds of Maintenance Bylaw 5462 Sections 10	J.1, 15.1(1).	
Standard	ds of Maintenance Bylaw 5462 Sections 10	0.1, 15.1(1).	
Standard	ds of Maintenance Bylaw 5462 Sections 10 endations ate S/M Life Safety Order	0.1, 15.1(1).	

Violation Details Violation Number: Violation: VI-2020-05794 5.22(1) - Sprinkler Head corroded **Violation Date:** Standards of Maintenance #5462 - Section 15.1(1): Oct 22, 2020 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 Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: clean/repair sprinkler head Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05796 - smoke alarm broken Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 22, 2020 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 Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: provide working smoke alarm **Violation Status:** Violation Number: Violation: VI-2020-05795 s.22(1) - padlock latch on exterior of entry door Violation Date: Standards of Maintenance #5462 - Section 10.1: Oct 22, 2020 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 Violation Type: Act, the applicable provisions of the Vancouver Building By-law shall apply. Standards of Maintenance By-Law No. Violation Instructions: 5462 remove latch & padlock

Resolve By:

Violation Status:





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, BUILIDING MANAGER

404 ABBOTT STREET VANCOUVER BC V6B 2L1

Atira Women's Resource Society

info@atira.ca



COMMUNITY SERVICES

Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report

SR No. 2020-012021 2020-012022

Property Address	Name of Building	Inspection Date (yy/mm/dd)
83 W PONDOL ST	ARCO HOTEL	20/09/01
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-142317	SRA	☑Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register
ATLAS	63	24-hr Tenant Check —
Owner Information	Building Representative	Inspectors Attending PUI:
PLOVINCIAL PENTING	LAHI RUSSWURK	KYLE PRINGLE
HOUSING CORP	A	
	ATIRA	
	BRAD HARRIS (ATIRA)	
	604-682 836-3560	
Ph#	Ph# 604-219-3713	Ph# 664-873-7088
Sta	indards of Maintenance By-law No.	5462
Building Exterior: fire escape /	drainpipes / windo	ws / finish
Building Exterior. The escape 7	drampipes / wildo	ws / Illisit
Common Areas: bathrooms / ha	alls / kitchens / lighting / ele	vator / stairs / storage rooms
· THO BATHROOMS ON 50	tray out of order -	
- SIDOLS REPORTED THIRD	SHOT BUILDING	
· you FLOOR SHOWER OUT	OF ORDER	56
	SING ON 2MD FLOUR)
· LAUNDRY ROOM OUT OF	OCTOP N	
- HOLE IN WALL OPPOSITE	s.22(1)	
· HOLE IN CELLING - ADJ 7	we 22(1)	
	5.22(1)	
		Subtotal
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Recommendations:		
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All noted deficiencies must by corrected	ed by SOPTEMBER 15/20	5
Hand delivered to LAN I ROSSWUR	(Signed)	Total # Violations
	(01111111111111111111111111111111111111	20
102	ie_velasquesDatisa·ca	Total Life Safety Violations



SAFETY

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Notes:

SRA ANNUAL INSPECTION REPORT

(Property Use) SR 2020 - 012021

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Standards of Maintenance By-law No. 5462 **Violations** Room No. ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☑ Doorway 90° N ☑ Informed Mgr ☑ MAJOR HOARDING . 3PD PARTY LOC Notes: DOUYL □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) OF SAFETY ☐ Carpets/floor/baseboards - repair/replace/clean Room No. ☑ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug s.22(1)☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: LIFE □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Room No. ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean Walls/ceiling/floors - repair/replace/clean/panet s.22(1)☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr Notes: SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) SAFETY ☐ Carpets/floor/baseboards - repair/replace/clean Room No. Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/unplug s.22(1)☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Doorway 90° N ☐ Informed Mgr · ROOM NUMBER MISSING LIFE SMOKE ALARM SPRINKLER LINE DOOR CLOSER SHOLE IN WALL/FLOOR/CEILING (>1SQ.FT) ☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean Room No. Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes: LIFE SMOKE ALARM SPRINKLER LINE DOOR CLOSER SHOLE IN WALL/FLOOR/CEILING (>1SQ.FT) ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Carpets/floor/baseboards - repair/replace/clean ↓o Room No. Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Walls/ceiling/floors - repair/replace/clean/panet dute s.22(1)☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Radiator/Electrical baseboard - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control □ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ ROOK NUMBER MISSING □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) s.22(1)No Access Inspected



ARCO HOTEL

Address 83 W PANDAL ST

(Property Use) SR 2020-012021

	Standards of Maintenance By-la	w No. 5462	Violations
Room No. S.22(1)	Walls/ceiling/floors - repair/replace/clean/panet	dow-pane/frame/trim/hardware - repair/replace/clean/plumbing/taps/leaks - repair/replace/unplug trical outlets/fixtures/cover plates - repair or replace -rats/mice/roaches/bedbugs/fruit flies - pest control	-
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Room No. s.22(1	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Windows ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical Description ☐ Electrical Description	dow-pane/frame/trim/hardware - repair/replace/clean /plumbing/taps/leaks - repair/replace/unplug trical outlets/fixtures/cover plates - repair or replace -rats/mice/roaches/bedbugs/fruit flies - pest control	113
LIFE	SMOKE ALARM □ SPRINKLER LINE □ DOOR CLOSER	□HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	□ Walls/ceiling/floors - repair/replace/clean/panet □ Sink □ Radiator/Electrical baseboard - repair/replace □ Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Pest	dow-pane/frame/trim/hardware - repair/replace/clean/plumbing/taps/leaks - repair/replace/unplug trical outlets/fixtures/cover plates - repair or replace -rats/mice/roaches/bedbugs/fruit flies - pest control	-
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LIFE SAFETY	□SMOKE ALARM ☑SPRINKLER LINE □DOOR CLOSER		(1)
Room No. 5.22(1).	□─Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Elec	dow-pane/frame/trim/hardware - repair/replace/clean /plumbing/taps/leaks - repair/replace/unplug trical outlets/fixtures/cover plates - repair or replace -rats/mice/roaches/bedbugs/fruit flies - pest control	~
LIFE SAFETY	SMOKE ALARM □ SPRINKLER LINE □ DOOR CLOSER	□HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical Date of the control	dow-pane/frame/trim/hardware - repair/replace/clean /plumbing/taps/leaks - repair/replace/unplug trical outlets/fixtures/cover plates - repair or replace -rats/mice/roaches/bedbugs/fruit flies - pest control	7
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Vacant No Access Inspected 5.22(1)	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER 3.22(1)	MHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
		LIFE SAFETY	. 0



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Address	83	W PENDS	n 57

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Little !	Standards of Maintenance	e 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ 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	_
LIFE	SSMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
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SAFETY	SPRINKLER LINE DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/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:	DOOR" AT BOTTOM OF DOOR	
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE DOOR CL		+
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☐ Clutter Y☐ Doorway 90° N☐ Informed Mgr☐	☐ 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	+
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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 CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	X
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Inspected	s.22(1)		
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-			7
		City of Vancouver - 2021-137 - Page 166 of 545	- 0
		LIFE SAFETY	5



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SRA ANNUAL INSPECTION REPORT

	ARCO HOTEL
Address_	83 WPOIDOLST

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CAR T	Standards of Maintenance	e 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	0
Dee	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
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	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	3PD PARTY LOCK ON DOOR	
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
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LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	_
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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ 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)	
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LIFE SAFETY	SMOKE ALARM SPRINKLER LINE DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
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	ARCO HOT	E
Address _	83 W PONDER ST	

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	Standards of Maintenance By-law No. 5462	Violatio
Room No.	□ 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 □ Doorway 90° N □ Informed Mgr □	
100	Notes:	
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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	Clutter Y Doorway 90° N Informed Mgr Notes:	
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
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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/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	
LIFE	□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/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Window-pane/frame/trim/hardware - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/clean/panet ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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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

<u>ORDER</u>

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:

- 2. Unit A third party lock has been installed on the entry door (Violation of Section 21.10);
- 3. Unit of the room was still infested with spiders (cob webs occupied a substantial portion of the om (Violation of Section 21.10);
- 4. Unit The sink has been removed (Violation of Section 21.10);
- 5. Unit The window pane was broken (Violation of Section 21.10); and
- 6. Unit 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 (Violation of Section 21.10); 522(1) The ceiling is in a state of despair
- 9. 3rd Floor Hallway (adjacent to Unit \$22(1)) A hole in the wall (Violation of Section 21.10);

- 10. Unit A cat door had been cut into the corner of the entry door (Violation of Section 21.10);
- 11. Unit ^{s.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 s22(1) The sink is leaky (Violation of Section 21.10);
- 14. Unit 5.22(1) The room is infested with spiders (Violation of Section 21.10); and
- 15. Unit 5.22(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

Copy: ARCO HOTEL

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

Atira Women's Resource Society info@atira.ca

Yours truly

Kathryn Holm, M. Sc., P. Eng. Chief Licence Inspector and

Director of Licences and Inspections



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

<u>ORDER</u>

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:

- Unit Smoke alarm has been removed;
- 2. Unit Smoke alarm has been removed;
- 3. Unit Smoke alarm has been removed;
- 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;

Smoke alarm has been removed; 12. Unit A loft has been constructed which obstructs the overhead sprinkler; 13. Unit 14. Unit Smoke alarm has been removed: 15. Unit Smoke alarm has been removed: 16. Unit Smoke alarm has been removed: 17. Unit – Smoke alarm has been removed: Smoke alarm has been removed; 18. Unit Smoke alarm has been removed: and 19. Unit 20. Unit 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 Bylaw(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,

For:

Yours truly,

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



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report

SR No. CF-2020-00 627

Property Address	Name of Building	Inspection Date (yy/mm/dd)
83 W Parder St.	Arco Hotel	20/02/04
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-101541 (Renewal)	Payment Required	☐ Yes ☐ No
Pest Management Company	Number of Units	SRA Tenant Register
The state of the s	Number of ones	24-hr Tenant Check
Clean Start.	65	
Owner Information Rawkja Hosing Rayla	Building Representative	Inspectors Attending
HOLSING COYP.	(Ativas)	Byron Yee
100.19	(ATTIVE)	THE MENTILE
Ph#	Ph#	Ph# 604-871-6923
	ndards of Maintenance By-law No.	
Building Exterior: fire escape /	drainpipes / windo	ws / finish
Common Areas: bathrooms / ha	Un / Libebook / Babbles / Sla	
Common Areas: bathrooms / ha	lls / kitchens / lighting / ele	vator / stairs / storage rooms
Maria Day a test	VI - Sto	
Note: Ped control	Month	
Regy/ s.22(1)	court Five - samuel	evs offeeted other
Vo	ows with damage.	
- Kc	oms affected awaiture	3 transfer to
R	COUNT YOUMS (VACOUNT PR	coms in process of
1	The Houses	
		Subtotal
Recommendations:		
The second secon		X
All noted deficiencies must by correcte	dby Eda 77 17000	11
The second secon	1 2020	Total # Violations
Hand delivered to Law 1655	work (Signed)	
	CHANGE	10
		Total Life Safety Violations



Address		
(Property Use)	cn.	

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. ZVI FI HOULT WOULT COLUMN	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 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 	\$
LIFE	Notes:	OSER MHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. ZNC FI Sylveyed Rod M	□ 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 Clutter Y □ Doorway 90° N □ Informed Mgr □	 ─ 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 	1
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. 3rd A follet Room	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ 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	ø
LIFE		OSER SHOLE IN WALDFLOOR/CEILING (>1SQ.FT)	1
Room No. 411/1 A tolet Room	☐ 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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ─ 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 	ϕ
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CI	OSER HOLE IN WALD FLOOR/CEILING (>1SQ.FT)	- 1
Room No.	☐ 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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 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 	
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE DOOR C	OSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	6
Room No. Gth fl Hall Rosente	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walts/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ 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	
LIFE	4024000	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	d
Vacant No Access Inspected Notes:			Total
		City of Vancouver - 2021-137 - Page 176 of 545	5



Address		
(Property Use)	SR	

0	Standards of Maintenance	By-law No. 5462	Violations
Room No. GHI for No.1 Freed.	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - 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 	1
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLC	DSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	d
Room No.	□ Walls/ceiling/floors - repair/replace/clean/panet [□ Radiator/Electrical baseboard - repair/replace [□ Door-handset/hinges/frame/room# - repair/replace [Clutter Y □ Doorway 90° N □ Informed Mgr □	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	1
LIFE SAFETY	Notes: ☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CLC	DSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	Ø
Room No. s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	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	Ø
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLC	DSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	□ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Clutter Y □ Doorway 90° N □ Informed Mgr □	□ 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	Ø
LIFE	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLC	DSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - 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	\$
LIFE SAFETY		DSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
Room No. GIN Abov Hall GULARGON	☐ 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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 □ 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 	
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLC	DSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Vacant No Access Inspected Notes:			Total
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Address		
(Property Hea)	ep.	

	Standards of Maintenance	e 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 ☐ Clutter Y ☐ Doorway-90° N ☐ Informed Mgr ☐	☐ 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	3
	Notes:	No cold worder.	
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
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/binges/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 	8
	Clutter Y Doorway 90° N Informed Mgr Notes:	Door dues not both door	. /
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □ĐOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace☐ Door-handset/binges/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 	8
	Clutter Y Doorway 90° N Informed Mgr Notes:		1
LIFE SAFETY	SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	Z
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 	6
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	S/A covered.	
LIFE	SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ 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	Ø
LIFE SAFETY		OSER EHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ─ 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 	Ø
LIFE SAFETY	SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant No Access Inspected Notes:	S.22(1)		Total
			3
		City of Vancouver - 2021-137 - Page 178 of 545. LIFE SAFETY	2



Address		_
(Property Use)	SR	

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. 5.22(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 ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ─ 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 	1
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	Ø
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Elestrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	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	
LIFE SAFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. \$.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 Clutter Y □ Doorway 90° N □ Informed Mgr □	□ 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	Ø
	Notes:	NO ACCESS.	_
LIFE SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	P
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 	6
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	KZSA ACCESS	
LIFE SAFETY	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	Ø
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ── Window-pane/frame/trim/hardware - repair/replace/clean ── Sink/plumbing/laps/leaks - repair/replace/unplug ── Electrical outlets/fixtures/cover plates - repair or replace ── Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	Ø
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	Ø
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/replaceClutter Y☐ Doorway 90° N☐ Informed Mgr☐ Notes:	 ─ 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 	6
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE SOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant	s.22(1)		Total
		City of Vancouver - 2021-137 - Page 179 of 545	7



Address		
(Property Use)	SP	

S.22(1) S.22(1) Clutte Note SAFETY Room No. C	es:	□ 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 OSER □ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) □ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug	Ø
Room No. C	SMOKE ALARM SPRINKLER LINE SPOOR CL Carpets/floor/baseboards - repair/replace/clean Walls/ceiling/floors - repair/replace/clean/panet Radiator/Electrical baseboard - repair/replace	☐ Window-pane/frame/trim/hardware - repair/replace/clean	1
Room No. 🗆 C	Walls/ceiling/floors - repair/replace/clean/panet Radiator/Electrical baseboard - repair/replace		
s.22(1)	tter Y Doorway 90° N Informed Mgr	☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	\$
LIFE SAFETY S		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No.	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 	L
Note	es:		_
SAFEIT		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	0
□ V □ F	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 	
Clutte	[2] [1] [1] [1] [1] [1] [1] [1] [1] [1] [1		
		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
	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 tter Y Doorway 90° N Informed Mgr es:	 ─ 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 	
Time -		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	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 tter Y Doorway 90° N Informed Mgr	□ 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	
LIFE SAFETY S		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant	22(1)		
Notes:			Total
		City of Vancouver - 2021-137 - Page 180 of 545	1



COMMUNITY SERVICES

Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report

SR No. 2020-012021

operty Address	Name of Building	COLO DILOCE
83 W PENDEL ST		Inspection Date (yy/mm/dd
usiness Licence (B/L) Number	ARCO HOTEL	20/09/01
	Special Notes on B/L	Security/Video
20-142317	SRA	⊠Yes □ No
est Management Company	Number of Units	SRA Tenant Register
ATAS	63	241 7
Owner Information	Building Representative	
0		Inspectors Attending
LOUINGIAL PENTING	LAMI RUSSWURM	KYLE PRINGLE
1993/749 COL	ATIRA J	
	ROAD HARRIE (A-04)	
26.4	BRAD HARRIS (ATIRA)	
Ph#	Ph# 604-219-3713	Ph# 604-873-7088
<u>Sta</u>	andards of Maintenance By-law No.	5462
Building Exterior: fire escape	destant	
	drainpipes / windo	ows / finish
Common Areas: bathrooms / ha	alls / kitchens / lighting / J	
	/ lighting / ele	evator / stairs / storage rooms
	/ lighting / ele	evator / stairs / storage rooms
	/ lighting / ele	evator / stairs / storage rooms
	/ lighting / ele	evator / stairs / storage rooms
· The BATHROWS ON 5° · SUDELLS LABORTED THRO · YE FLOOR SHOWER OUT · TOILET TANK LIDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms
· The BATHROWS ON 5° · SIDELLS REPORTED THRO · YE FLOOR SHOWER OUT · TOILET TANK LIDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms
	FCERT OUT OF ORDER	evator / stairs / storage rooms
· TWO BATHROWS ON 5° · SUPPLIES THRO · YE FLOOR SHOWER OUT · TOILET TANK LIDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms
· TWO BATHROWS ON 5° · SUPPLIES THRO · YE FLOOR SHOWER OUT · TOILET TANK LIDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms
· TWO BATHROWS ON 5° · SIDELLS REPORTED THRO · YEL FLOOR SHOWER OUT · TOLLET TANK LIDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms
TWO BATHROUTS ON 5° SIDERLY STORES THROUGH OUT. TOLLET TANK LIDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms
· TWO BATHROUTS ON 5° · SIDENIS REPORTED THRO · YOU FLOOR SHOWER OUT · TOILET TANK UDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms
· TWO BATHROWS ON 5° · SIDELLS REPORTED THRO · YEL FLOOR SHOWER OUT · TOLLET TANK LIDS MIS	FCERT OUT OF ORDER	35-100115
· TWO BATHROWS ON 5° · SIDELLS REPORTED THRO · YEL FLOOR SHOWER OUT · TOLLET TANK LIDS MIS	FCERT OUT OF ORDER	evator / stairs / storage rooms Subtotal
Two RATHROWS ON 5° SIDERS LEPORTED THRO YOU FLOOR SHOWER OUT TOILET TANK LIDS MIS LAUNDRY ROOM OUT OF	FCERT OUT OF ORDER	}
Two RATHROWS ON 5° SIDERS LEPORTED THRO YOU FLOOR SHOWER OUT TOILET TANK LIDS MIS LAUNDRY ROOM OUT OF	FCERT OUT OF ORDER	}
Two RATHROWS ON 5° SIDERS REPORTED THRO TOLLET TANK UDS MIS LAUNDRY ROOM OUT OF	FCOOL OUT OF OPDAYL JOHNET RUILDING OF OPDAY SING ON ZIMB FLOOR OFDAY	}
Two RATHROWS ON 5° SIDERS REPORTED THRO. 4° FLOOR SHOWER OUT OF LAUNDRY ROOM OUT OF	FCOOL OUT OF OPDAYL JOHNET RUILDING OF OPDAY SING ON ZIMB FLOOR OFDAY	}
TWO BATHROWS ON 5° SIDELS REPORTED THRO LOVE FLOOR SHOWER OUT TOKET TANK UDS MIS LAUNDRY ROOM OUT OF	FCOOL OUT OF OPDAY JOHNET RUILDING OF ORDAY SING ON 2 MD FCOOR ONDOR	Subtotal 5
TWO RATHROWS ON 5° SHOWS REPORTED THRO. TO LET TANK UDS MIS LAUNDRY ROOM OUT OF	FCOOL OUT OF ORDAY WHOT RUILDING OF ORDAY SING ON 2 ^{MB} FLOOR ONDOR	Subtotal Subtotal Subtotal Subtotal
· TWO BATHROWS ON 5° - SUDALS LABORTED THRO · YE FLOOR SHOWER OUT · TOILET TANK LIDS MIS	FCOOL OUT OF OPDAY JOHNET RUILDING OF ORDAY SING ON 2 MD FCOOR ONDOR	Subtotal Subtotal Subtotal Subtotal Subtotal Subtotal Subtotal
TWO RATHROWS ON 5° SIDELS REPORTED THRO LYC FLOOR SHOWER OUT TOILET TANK UDS MIS LAUNDRY ROOM OUT OF	FCOOL OUT OF OPDAY JOHNET RUILDING OF ORDAY SING ON 2 MD FCOOR ONDOR	Subtotal Subtotal Subtotal Subtotal



ARCO HOTEL

Address 83 W PENDER ST

(Property Use) SR 2020 -012021

S. Or Assess	Standards of Maintenance	By-law No. 5462	Violat
Room No. s.22(1)	☐ 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	1
	Clutter Y ☑ Doorway 90° N ☑ Informed Mgr ☑ Notes:	· MAJOR HOARDING	
AFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLO	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No.	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace	Window-pane/rame/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 cointrol	
IEE	Notes:		-
SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLC	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - 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	-
LIFE	SMOKE ALARM SPRINKLER LINE DOOR CLO	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace	⊠ Window-pane/frame/trim/hardware - repai/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	1
IFE SAFETY	SMOKE ALARM □SPRINKLER LINE □DOOR CLO	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-1
Room No. \$.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - 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	1
SAFETY	SMOKE ALARM □SPRINKLER LINE □DOOR CLO	DSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - 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	1
IFE AFETY Vacant	SMOKE ALARM SPRINKLER LINE DOOR CLUS. 22(1)	DSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
No Access Inspected			Total
			4
		LIFE SAFETY	-



Aprio HOTEL

Address 83 W PRINTER ST

(Property Use) SR <u>2020-012-021</u>

	Violations
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Radiator/Electrical baseboard - repair/replace Door-handset/hinges/frame/room# - repair/replace Clutter Y Doorway 90° N Informed Mgr	
Notes:	
AFETY SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	*3
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean/panet 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 Informed	
Notes:	
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 Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Radiator/Electrical baseboard - repair/replace Door-handset/hinges/frame/room# - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	-
Clutter Y Doorway 90° N Informed Mgr LOFT OBSTRUCTING SPRINECER	
SAFETY SAFETY SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - r	-
SAFETY SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>15Q.FT)	
Room No. S.22(1) Walls/ceiling/floors - repair/replace/clean/panet Room No. S.22(1) Walls/ceiling/floors - repair/replace/clean/panet Room No. Sink/plumbing/taps/leaks - repair/replace/clean/panet Pet-rats/mice/roaches/bedbugs/fruit flies - pest control Notes:	1
LIFE SAFETY SAFETY SOME ALARM SPRINKLER LINE SOME SPRINKLER LINE SOME STATES SAFETY SA	
Room No. S. 22(1) Carpets/floor/baseboards - repair/replace/clean S. 22(1) Carpets/floor/baseboards - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Clutter Y Doorway 90° N Informed Mgr ABOVE SINK ABOVE SINK	-
Vacant SMOKE ALARM SPRINKLER LINE DOOR CLOSER MHOLE IN WALL TO OBJECT IN VALUE OF THE PROPERTY	
No Access Inspected Notes: S.22(1)	
Notes	lotal
	0
LIFE SAFETY	\$



Address 83 W PENDER ST

(Property Use) SR _____

THEREN	Standards of Maintenance	e By-law No. 5462	Violations
5.22(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 □ Clutter Y □ Doorway 90° N □ Informed Mgr □	□ 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	_
	Notes:	OSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
AFETY			
Room No. 5.22(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:	· LOFT BLOCKING SPLINKLER	~
SAFETY	□SMOKE ALARM ■SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>15Q.FT)	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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	── 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	į
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	L
Room No. \$.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) Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: HOMEMATE "CAT"	☐ 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 ☐ DOOL AT BOTTOM OF DOOL	l
LIFE		OSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	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 Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	☐ 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	1
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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 Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	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	-
LIFE	SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant			-
No Access Inspected Notes:	s.22(1)		Test
			Total
		LIFE SAFETY	-



ARCO HOTEL

Address 83 W PONDOLST

(Property Use) SR

	Standards of Maintenance	e By-law No. 5462	Violations
	□ 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 Clutter Y □ Doorway 90° N □ Informed Mgr □	☐ 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	I
LIFE	Notes: ☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
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	1
CIER	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	3RD PARTY LOCK ON DOOR	
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door(handse)/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	1
LIFE	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	· LOCK HAS BEEN REMOVED	
SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. \$.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	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE	SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		1
Room No. 5.22(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:		
SAFETY	SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ 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	-
TIEF	Clutter Y Doorway 90° N Informed Mgr Notes:		
LIFE	SMOKE ALARM ☑SPRINKLER LINE ☐DOOR CL	OSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Vacant No Access Inspected Notes:			
			4
		LIFE SAFETY	4



	ARCO HOTEL
Address _	83 W BARGE ST

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



CE - Inspection Report (PUI)

CF Numb	per CF-2020-012022	Date of Inspection (yyyy/mm/dd) 2020/10/06
Main Add	dress 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 Z	Zone N/A	Present Use of Building/Land SRA
Business	License 20-142317	

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 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 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		
		tions dated September 1, 2020 and for the new violations dated tira directly (<u>info@atira.ca</u>).
Photos Taken?	es 🗆 No	
Date Report Made:	October 7, 2020	Kyle Pringle Inspector's Name

Violation Details				
Violation Number:	Violation:			
VI-2020-05420	Hallway Adjacent to Unit 2011 - The ceiling is in disrepair and needs to be			
	replaced.			
Violation Date:				
Oct 06, 2020	Standards of Maintenance By-law 5462 - Sec 21.10:			
	21.10 Every lodging house owner shall at all times keep or maintain the			
Violation Type:	lodging house:			
Standards of	(a) in a thoroughly clean and sanitary condition, including windows and			
Maintenance By-Law No.	lightwells;			
5462	(b) free of pests, including insects and rodents;			
3 102	(c) fixtures and appliances in good working order and repair;			
Resolve By:	(d) floors, stairs, doors, walls and windows in good working order and repair;			
Resolve by.	(e) heating system in good working order and repair;			
	(f) sinks, toilets and bathing fixtures in good working order and repair.			
Violation Status:	(1) sinks, tollers and bathing fixtures in good working order and repair.			
violation status:	Violation Instructions:			
	Violation instructions:			
Violation Number:	Violation:			
VI-2020-05419	Hallway Adjacent to Unit 2201 - A hole in the wall needs to be patched.			
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:			
Oct 06, 2020	21.10 Every lodging house owner shall at all times keep or maintain the			
	lodging house:			
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and			
Standards of	lightwells;			
Maintenance By-Law No.	(b) free of pests, including insects and rodents;			
5462	(c) fixtures and appliances in good working order and repair;			
,	(d) floors, stairs, doors, walls and windows in good working order and repair;			
Resolve By:	(e) heating system in good working order and repair; and			
	(f) sinks, toilets and bathing fixtures in good working order and repair.			
	(1) similar tanana ama saming manana			
Violation Status:	Violation Instructions:			
Violation Number:	Violation:			
VI-2020-05418	Laundry Room - Cover plates need to be installed on electrical boxes.			
Violation Date:	Standards of Maintenance By Jaw 5462 Cos 24 40			
	Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the			
Oct 06, 2020				
W. L. C T	lodging house:			
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and			
Standards of	lightwells;			
Maintenance By-Law No.	(b) free of pests, including insects and rodents;			
5462	(c) fixtures and appliances in good working order and repair;			
D	(d) floors, stairs, doors, walls and windows in good working order and repair;			
Resolve By:	(e) heating system in good working order and repair; and			
	(f) sinks, toilets and bathing fixtures in good working order and repair.			
Violation Status:	Violation Instructions:			
	1			

Violation Number: Violation: VI-2020-04439 Unit 22(1) - Window pane was broken. **Violation Date:** Standards of Maintenance By-law 5462 - Sec 21.10: Sep 01, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions: Violation Number:** Violation: VI-2020-04440 Unit 322(1) - 3rd party lock was installed on the entry door. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Sep 01, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions:** Violation Number: Violation: VI-2020-04441 Unit 5.22(1) - Spider infestation to be remediated. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Sep 01, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells: Maintenance By-Law No. (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; 5462 (d) floors, stairs, doors, walls and windows in good working order and repair: Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions:**

Violation: Violation Number: VI-2020-05429 Unit 222(1) - A cat door had been cut into the corner of the entry door. **Violation Date:** Standards of Maintenance By-law 5462 - Sec 21.10: Oct 06, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions: Violation Number:** Violation: VI-2020-04435 Unit 522(1) - Sink was removed and needs to be replaced. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Sep 01, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions:** Violation Number: Violation: VI-2020-05428 Unit 5.22(1) - The identifying room number had been removed. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Oct 06, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells: Maintenance By-Law No. (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; 5462 (d) floors, stairs, doors, walls and windows in good working order and repair: Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions:**

Violation Number: Violation: VI-2020-05425 Unit 22(1) - A spider infestation needs to be remediated. **Violation Date:** Standards of Maintenance By-law 5462 - Sec 21.10: Oct 06, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions: Violation Number:** Violation: VI-2020-05427 Unit 5.22(1) - The sink was reported as being leaky. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Oct 06, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions:** Violation Number: Violation: VI-2020-04434 Unit 22(1) - Window pane was broken. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Sep 01, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells: Maintenance By-Law No. (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; 5462 (d) floors, stairs, doors, walls and windows in good working order and repair: Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions:**

Violation: Violation Number: VI-2020-04433 Unit 5.22(1) - Window pane was broken. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Sep 01, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status: Violation Instructions:** Violation: **Violation Number:** VI-2020-05421 Unit 22(1) - A third party lock has been installed on the door and needs to be removed. Violation Date: Oct 06, 2020 Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the Violation Type: lodging house: Standards of (a) in a thoroughly clean and sanitary condition, including windows and Maintenance By-Law No. lightwells: 5462 (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; Resolve By: (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 Status: Violation Instructions:** Violation Number: Violation: VI-2020-05426 Unit 5.22(1) - The identifying room number had been removed. Violation Date: Standards of Maintenance By-law 5462 Sec 21.18: Oct 06, 2020 Every lodging house operator shall: (a) identify all accommodation by number or letter, or combination of Violation Type: both, posted on the entrance to the unit, Standards of (b) have available at all times in a conspicuous place in the lodging house Maintenance By-Law No. a printed copy of this By-law, together with the name, address and telephone number of the Lodging House Operator, and where applicable, a 5462 copy of the Operator's Permit. (c) maintain a duplicate rental receipt book which shall be available to Resolve By: the inspecting authority at all reasonable times, (d) provide sufficient maintenance staff to perform room cleaning as well **Violation Status:** as cleaning of all common use areas, as often as required to keep in a clean condition. **Violation Instructions:**

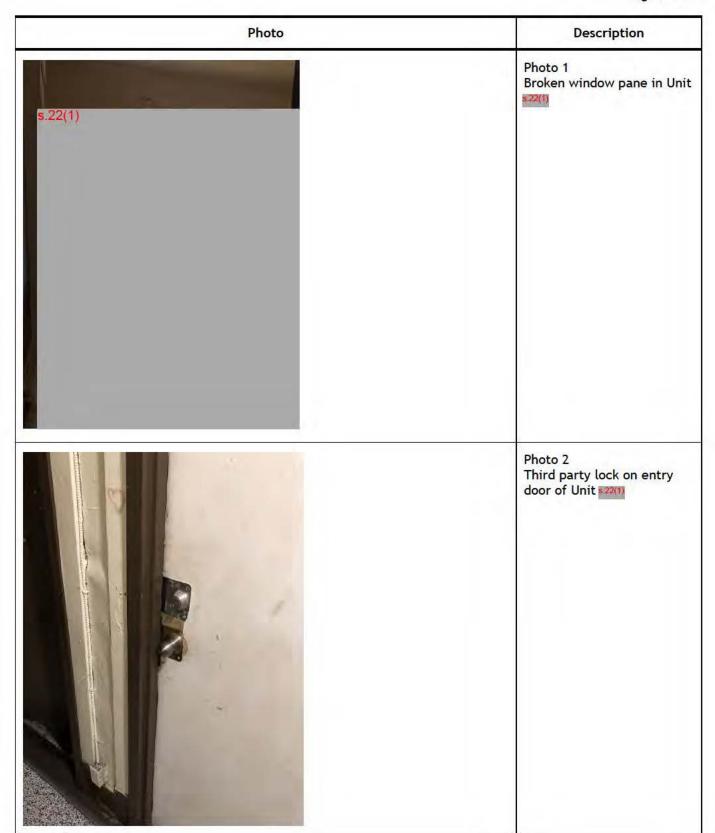


Photo	Description
5.22(1)	Photo 3 Spider infestation in Unit s.22(1)
S.22(1)	Photo 4 Missing outlet cover plate in the Laundry Room.

Photo	Description	
s.22(1)	Photo 5 Missing outlet cover plate in the Laundry Room.	
	Photo 6 Hole in wall in the 3 rd Floor Hallway.	

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

	Photo	Description
.22(1)		Photo 9 Cat door cut into the entry door for Unit [2221].

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CF Numbe	er CF	-2020-0120	022		Date of Inspection	(yyyy/mm/dd)	2020/12/15
Main Address 83 W PENDER STREET		Specifics and/or St	uite # Arco H	lotel			
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	Carol	yn Knudser	(building ma	nager)	Approved Use of Building/Land SRA		
District Zo	one	N/A			Present Use of Bui	lding/Land	SRA
Business L	License	20-142	317				
Reason for	r Inspe	ction Re	check of S/M	Order dated Oc	tober 20, 2020		
Narrative/	/Observ	vations					
 Unit - The window pane was broken [Photo 1]. Unit - The sink was reported as being leaky [Photo 2]. The building manager confirmed that it had not been fixed yet. Unit - The identifying room number had been removed [Photo 3]. Unit - The sink was removed [no access to take a photo; however, the building manager confirmed that the sink had not been replaced]. Unit - 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							
Recomme	ndation	ns					
Refer for	prosec	cution.					
Photos Tal	ken?	⊠ Yes	□ No				
Date Repo	Date Report Made: December 16, 2020 Kyle Pringle Inspector's Name						

Violation Details Violation Number: Violation: VI-2020-04441 Unit \$22(1) - Spider infestation to be remediated. **Violation Date:** Standards of Maintenance By-law 5462 - Sec 21.10: Sep 01, 2020 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 Violation Type: Standards of lightwells: Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (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 Resolve By: (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status:** Violation Instructions: Violation Number: Violation: VI-2020-04435 Unit 522(1) - Sink was removed and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: Violation Date: Sep 01, 2020 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 Violation Type: Standards of lightwells: Maintenance By-Law No. (b) free of pests, including insects and rodents; 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. **Violation Status:** Violation Instructions: Violation Number: Violation: VI-2020-05427 Unit - The sink was reported as being leaky. Violation Date: Standards of Maintenance By-law 5462 - Sec 21.10: Oct 06, 2020 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: Violation Type: (a) in a thoroughly clean and sanitary condition, including windows and Standards of lightwells; (b) free of pests, including insects and rodents; Maintenance By-Law No. 5462 (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; Resolve By: (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Status: Violation Instructions:

Violation Number:	Violation:
VI-2020-04434	Unit s.22(1) - Window pane was broken.
VI 2020 01101	Window pane was broken.
Violation Date:	Standards of Maintenance By-law 5462 - Sec 21.10:
Sep 01, 2020	21.10 Every lodging house owner shall at all times keep or maintain the
3cp 01, 2020	lodging house:
Violation Type:	(a) in a thoroughly clean and sanitary condition, including windows and
Standards of	
	lightwells;
Maintenance By-Law No.	(b) free of pests, including insects and rodents;
5462	(c) fixtures and appliances in good working order and repair;
	(d) floors, stairs, doors, walls and windows in good working order and repair;
Resolve By:	(e) heating system in good working order and repair; and
	(f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Status:	Violation Instructions:
Violation Number:	Violation:
VI-2020-05428	Unit s.22(1) The identifying room number had been removed.
Violation Date:	Standards of Maintenance By-law 5462 Sec 21.18:
Oct 06, 2020	Every lodging house operator shall:
	(a) identify all accommodation by number or letter, or combination of
Violation Type:	both, posted on the entrance to the unit,
Standards of	(b) have available at all times in a conspicuous place in the lodging house
Maintenance By-Law No.	a printed copy of this By-law, together with the name, address and
5462	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,
	(d) provide sufficient maintenance staff to perform room cleaning as well
Violation Status:	as cleaning of all common use areas, as often as required to keep in a clean
	condition.
	Violation Instructions:

	Photo	Description
;,22(1)		Photo 1 December 15, 2020 Unit - Broken window pane.
s.22(1)		Photo 2 December 15, 2020 Unit Leaky sink.

Photo	Description
	Photo 3
	December 15, 2020
	Unit 522(1) - Missing room identifying number.
Guz +	