

Violation Number: VI-2017-03924 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th floor hallway - there is a hole in the wall above the entry door to room # s.22(1) Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to repair hole in wall
Violation Number: VI-2017-03934 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th floor W/S Bathtub room- the water spout is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to replace missing water spout.
Violation Number: VI-2017-03925 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th floor E/S bathtub room - the window is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace window

Violation Number: VI-2017-03930 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor W/S Toilet Room - There is a hole in the wall behind the toilet. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to repair wall
Violation Number: VI-2017-03935 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor W/S Bathroom- the window sash is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to replace missing window sash.
Violation Number: VI-2017-03928 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor E/S bathroom - the shower spout is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace missing shower spout.

Violation Number: VI-2017-03929 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor E/S Bathroom - There are several missing ceramic wall tiles missing on the shower wall Standards of Maintenance By-law 5462 - Section 8.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace missing wall tiles
Violation Number: VI-2017-03994 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor common hallway- There is a hole in the wall by the door trim by the E/S toilet room Standards of Maintenance By-law 5462 - Section 8.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to repair hole in wall
Violation Number: VI-2017-04015 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor hallway- there are holes in the E/S hallway walls. [located before where the w/s toilet room and shower room hallway is closed off] Standards of Maintenance By-law 5462 Section 14.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair holes .

Violation Number: VI-2017-04009 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor E/S Toilet Room- the window pane is missing Standards of Maintenance By-law 5462 Section 14.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace window pane
Violation Number: VI-2017-04008 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor hallway- there is a section of drywall missing by the E/S Toilet room. Standards of Maintenance By-law 5462 Section 14.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace missing drywall
Violation Number: VI-2017-04002 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor W/S Toilet room- The ceiling drywall is all missing Standards of Maintenance By-law 5462 Section 14.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace missing drywall

Violation Number: VI-2017-04005 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor W/S Toilet room- there is no locking hardware on the toilet room door Standards of Maintenance By-law 5462 Section 14.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to replace missing locking door hardware
Violation Number: VI-2017-05768 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor E/S bathing room - the floor drain is full of debris Standards of Maintenance By-law 5462 Section 16.1: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day s/m order
Violation Number: VI-2017-03919 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 5th Floor W/S toilet Room - there is a broken ceramic wall tile Standards of Maintenance By-law 5462 - Sec 21.10: (1) Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards. (2) Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector. Violation Instructions: 30 Day S/M order to replace broken tile

Violation Number: VI-2017-04000 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor E/S bathtub room- There is a hole in the wall. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to Repair hole in wall
Violation Number: VI-2017-04004 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor W/S toilet room - The door handle is missing on the toilet room door Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance order to replace missing toilet room door handle.
Violation Number: VI-2017-04003 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor W/S toilet room - There are several wall tiles missing Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace missing wall tiles

Violation Number: VI-2017-03937 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor E/S Toilet room - There are several broken ceramic floor tile on located at the entrance to the toilet room. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to replace broken ceramic floor tiles.
Violation Number: VI-2017-03936 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor E/S Toilet room- There is a broken window Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace broken window
Violation Number: VI-2017-03997 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor W/S Toilet room- There is a hole in the wall by the entry door to the toilet room Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair hole in wall

Violation Number: VI-2017-03999 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor common hallway - there is a ceiling light bulb not working just outside rooms.22(1) Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace burnt out light bulb
Violation Number: VI-2017-04007 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor W/S Bathtub room- There is a hole in the wall above the door. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to repair hole in wall
Violation Number: VI-2017-03911 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 6th Floor W/S shower room - There is a hole in the ceiling Standards of Maintenance By-law 5462 - Sec 21.10: (1) Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards. (2) Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector. Violation Instructions: 30 Day Standards of Maintenance order to repair hole in ceiling

Photo	Description
	<p>Photo 1 Violation 1 7th floor W/S Bathing Room.</p>
	<p>Photo 2 Violation 2 6th W/S Toilet Room</p>



Photo	Description
	<p>Photo 3 Violation 3 6th floor W/S Bathing Room</p>
	<p>Photo 4 Violation 4 6th floor E/S Bathtub Room</p>

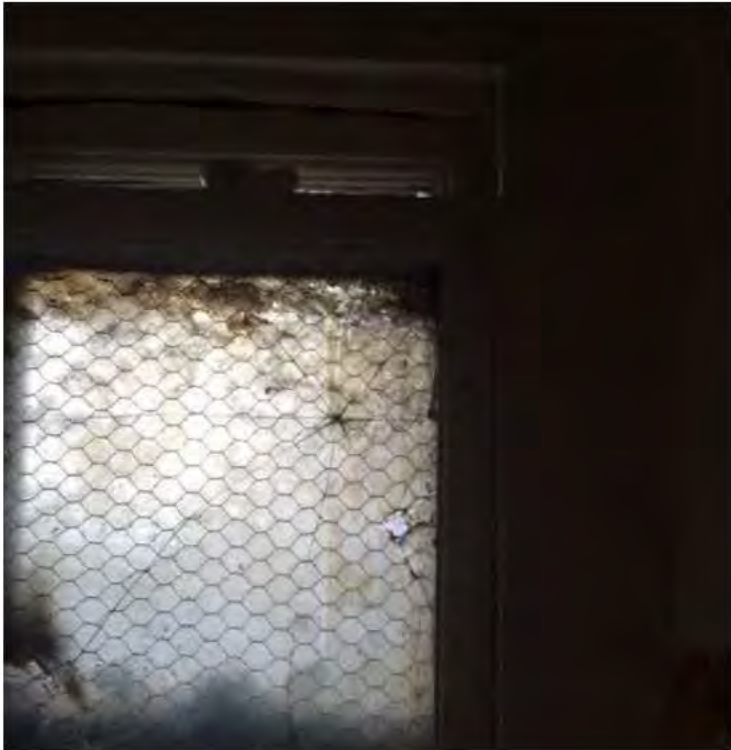

Photo	Description
	<p>Photo 5 Violation 5 5th floor W/S Toilet room</p>
	<p>Photo 6 Violation 6 5th floor E/S Bathing Room</p>



Photo	Description
	<p>Photo 7 Violation 7 5th floor W/S Bathing Room</p>
 <p>s.22(1)</p>	<p>Photo 8 Violation 8 5th floor common hallway</p>

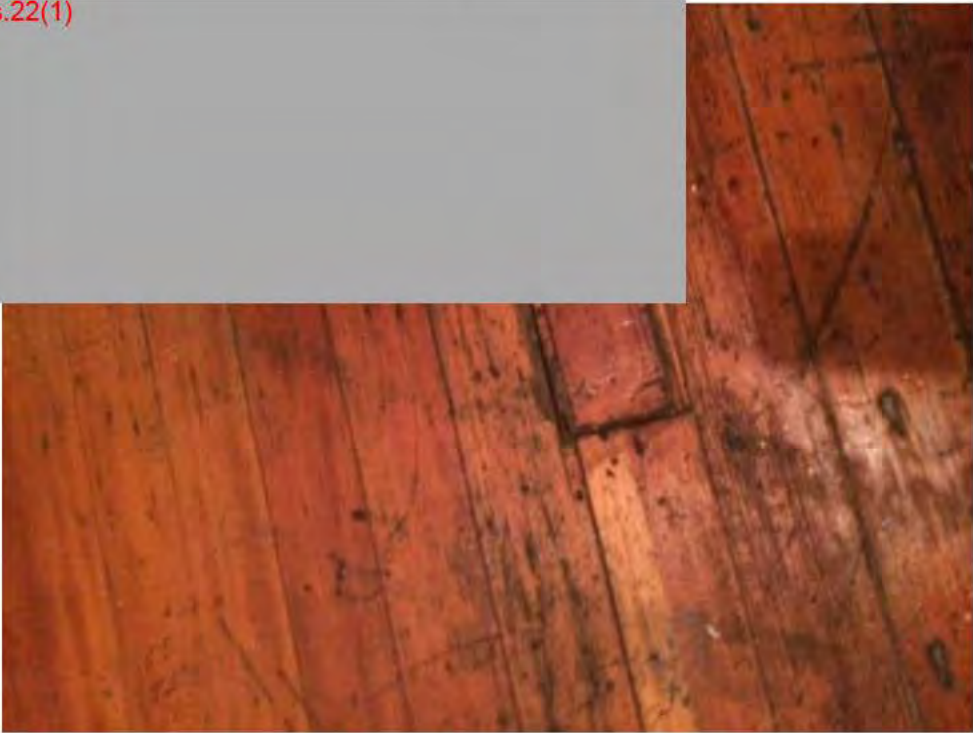

Photo	Description
<p>s.22(1)</p> 	<p>Photo 9 Violation 8 5th floor common hallway</p>
	<p>Photo 10 Violation 9 4th floor W/S Toilet room</p>



Photo	Description
 A photograph showing a close-up of a light-colored tiled surface, likely a bathtub or shower floor. A small, dark object with a red tip and a blue base is lying on the tiles. In the background, a window with a white frame is visible, letting in bright light.	<p>Photo 11 Violation 10 4th floor W/S Bathing Room</p>
 A photograph showing a window with a chain-link fence in front of it. The window frame is dark, and the glass is partially covered by the fence. Below the window, there is a red, textured object, possibly a piece of fabric or a bag, lying on the floor.	<p>Photo 12 Violation 11 4th floor W/S Bathing Room.</p>



Photo	Description
	<p>Photo 13 Violation 12 4th floor hallway</p>
	<p>Photo 14 Violation 13 4th floor hallway above door to room 5.22(1)</p>

Photo	Description
	<p>Photo 15 Violation 14 4th floor E/S Bathing Room</p>
	<p>Photo 16 Violation 15 4th floor E/S Bathing Room</p>

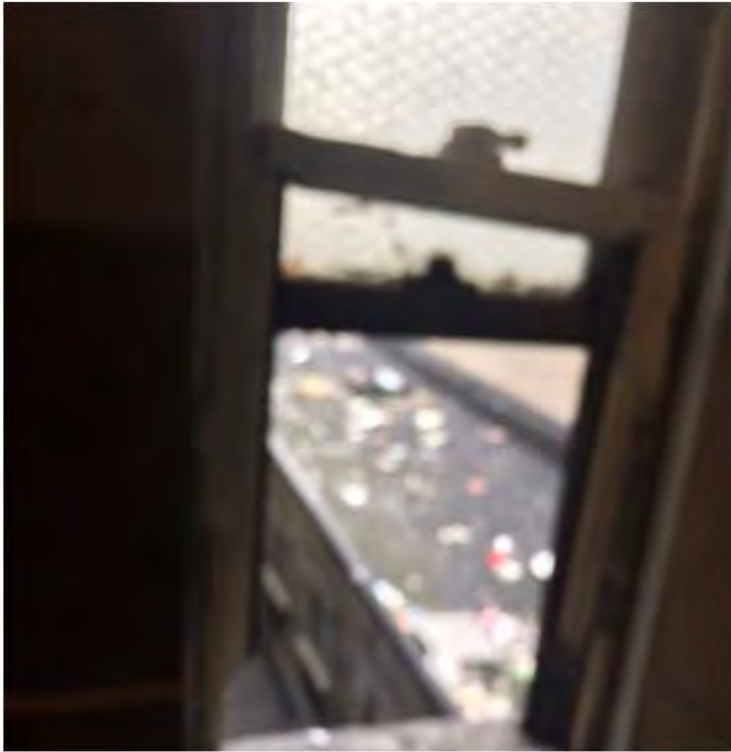

Photo	Description
	<p>Photo 17 Violation 16 4th floor E/S Bathing Room</p>
	<p>Photo 18 Violation 17 3rd floor W/S Toilet Room</p>



Photo	Description
	<p>Photo 19 Violation 18 3rd floor E/S Toilet Room</p>
	<p>Photo 20 Violation 19 3rd floor E/S Toilet room</p>



Photo	Description
	<p>Photo 21 Violation20 3rd floor common hallway</p>
	<p>Photo 22 Violation 21 3rd floor common hallway</p>



Photo	Description
	<p>Photo 23 Violation 26 2nd floor E/S Bathing Room Outside door</p>
	<p>Photo 24 Violation 29 1st floor E/S Toilet Room</p>

Photo	Description
 <p>s.22(1)</p>	<p>Photo 25 Violation 30 1st floor Hallway</p>

CF Number	CF-2017-010831	Date of Inspection (yyyy/mm/dd)	2017/09/05
Main Address	160 E HASTINGS STREET, Vancouver, BC V6A 1N4	Specifics and/or Suite #	COMMON HALLWAYS BATHING ROOMS AND TOILET ROOMS
Tenant		Number of Storeys	7+ BASEMENT
Owner	TRIVILLE ENTERPRISES LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	
Agent		Approved Use of Building/Land	SRA
District Zone	DEOD	Present Use of Building/Land	AS ABOVE
Business License	17-119361		

Reason for Inspection Annual SRA Inspection - Common areas of the building

Narrative/Observations

Inspections today with Bruce Peet Supervisor, Becky Innes PUI, Ron Samarayari and Pal Sahota revealed the following Standards of Maintenance violations under sec 21.10

1. 7th Floor W/S Bathing Room - There are several ceramic tiles missing on the wall and around the bathtub. Remedy Replace all missing tiles. Section 21.10 [d]

2. 7th floor W/S Bathing Room- The window is broken. Remedy: Replace broken window. Section 21.10 [d]

3. 7th floor E/S Toilet Room- The toilet does not flush properly. Remedy: repair toilet to working condition. Section 21.10[f]

4. 7th floor E/S Bathing Room - The ceiling light fixture is not secured to its base on the ceiling. Remedy: secure ceiling light fixture to its base on the ceiling. Section 21.10[c]

5. 7th floor E/S Bathing Room - The bathtub water spout is missing. Remedy: replace missing water spout. Section 21.10[f]

6. 6th floor W/S Toilet Room - There are several ceramic wall tiles missing on the wall by the toilet. Remedy: Replace all missing tiles. Section 21.10[d]

7. 6th Floor W/S Bathing room - There is unfinished gyproc on the ceiling. Remedy: Finish gyproc repairs to ceiling Section 21.10[d]

8. 6th floor W/S Bathing room - There are several missing ceramic tiles on the shower wall. Remedy replace all missing tiles. Section 21.10[d]

9. 6th Floor E/S Bathtub Room- The shower head is missing. Remedy: Replace missing shower head and cover opening with collar. Section 21.10[f]

10. 6th Floor E/S Bathing Room - The window is broken. Remedy: Replace broken window. Section 21.10[d]

11. 6th floor hallway -There is a ceiling light fixture out located by the exit sign to the stairway. Remedy: Repair Ceiling Light fixture. Section 21.10[c]

- 12 5th floor W/S toilet room - There is a broken window. Remedy: Replace Broken window. Section 21.10[d]
- 13 5th Floor E/S Bathing Room - There is broken ceramic wall tile. Remedy: Replace all broken tiles Section 21.10[d]
- 14 5th floor W/S Bathing Room - The ceiling light fixture is not secure to the ceiling. Remedy: secure ceiling light fixture to ceiling. Section 21.10[c]
- 15 5th floor W/S bathing room- There are several broken tiles located on the surround of the bathtub. Remedy : Replace all damaged or missing tiles Section 21.10[c]
- 16 5th Floor hallway- There is a hole in the wall above the E/S bathtub room. Remedy: Repair hole and paint. Section 21.10[d]
- 17 5th Floor E/S bathing room- There is a broken ceramic tile located on the wall by the shower spout. Remedy: Replace all damaged or missing tile. Section 21.10[d]
- 18 5th Floor common hallway - There is a broken floorboard outside room s.22(1) Remedy: replace broken floorboard. Section 21.10[d]
- 19 5th Floor W/S toilet Room - the toilet is not flushing properly. Remedy: Repair toilet to working condition. Section 21.10[f]
- 20 4th Floor W/S Toilet Room - There is a hole in the wall behind the toilet. Remedy: Repair all holes and paint. Section 21.10[d]
- 21 4th floor W/S Bathing room- the water spout is missing. Remedy: Replace water spout. Section 21.10[f]
- 22 4th Floor W/S Bathing room- the window sash is missing. Remedy: Replace window sash. Section 21.10[d]
- 23 4th floor hallway - there is a hole in the wall located between Room s.22(1) and the E/S Toilet room. Remedy: Repair all holes and paint. Section 21.10[d]
- 24 4th floor hallway - there is a hole in the wall above the entry door to room # s.22(1).Remedy: Repair all holes and paint. Section 21.10[d]
- 25 4th Floor E/S Bathing room - There are several missing ceramic wall tiles missing on the shower wall. Remedy : replace all damaged or missing tiles. Section 21.10[d]
- 26 4th floor E/S Bathing room- The Floor tile work is not complete. Remedy: complete floor tile installation Section 21.10[d]
- 27 4th Floor E/S bathing room - the shower spout is missing. Remedy: replace missing shower spout .Section 21.10[f]
28. 4th floor E/S Bathing room - The ceiling light is missing. Remedy: Replace missing ceiling light. Section 21.10[c]
29. 4th floor E/S bathing room - the window is missing. Remedy: replace missing window. Section 21.10[d]
30. 3rd floor W/S Toilet room- There is a hole in the wall by the entry door to the toilet room. Remedy: Repair all holes and paint. Section 21.10[d]
31. 3rd Floor W/S Toilet room- There is a baseboard ceramic tile that is broken. Remedy: replace all missing or broken tile. Section 21.10[d]

32. 3rd floor Hallway- there is a light fixture missing. Section 19.1(1) Remedy: replace missing light fixture. Sec 21.10[c]
33. 3rd floor E/S Toilet room- There is a broken window. Remedy: Replace broken window. Section 21.10[d]
34. 3rd Floor E/S Toilet room - There are several broken ceramic floor tile on located at the entrance to the toilet room. Remedy : replace all broken or missing tile. Sec 21.10[d]
35. 3rd floor common hallway- There is a hole in the wall by the door trim by the E/S toilet room. Remedy: repair all holes and paint. Section 21.10[d]
36. 3rd floor common hallway - there is a ceiling light bulb not working just outside room s.22(1).Remedy: replace ceiling light bulb. Section 21.10[d]
37. 2nd Floor W/S Toilet room- there is no locking hardware on the toilet room door. Remedy: Replace locking hardware. Section 21.10[d]
38. 2nd Floor W/S Toilet room- The ceiling drywall is all missing. Remedy: Replace missing drywall , finish and paint. Section 21.10[d]
39. 2nd floor W/S toilet room - There are several wall tiles missing. Remedy Replace all damaged or missing tiles. Section 21.10[d]
40. 2nd floor W/S toilet room - The door handle is missing on the toilet room door. Remedy: replace missing door handle. Section 21.4(b)
41. 2nd floor E/S Bathing room- There is a hole in the wall above the door. Remedy: Repair all holes and paint. Section 21.10[d]
42. 2nd floor E/S bathing room- There is a hole in the wall. Remedy Repair all holes and paint. Section Section 21.10[d]
43. 2nd floor E/S Bathing Room- there are several ceramic tiles missing around the bathtub faucet and around the surround of the bathtub. Remedy: Replace all broken or missing tile. Section 21.10[d]
44. 2nd floor East side Bathing Room- the floor drain is full of debris. Remedy: Remove debris from floor drain and replace broken drain cover. Section 21.10 [d]
45. 1st floor East Side Bathing Room-There are several tiles missing on the wall Remedy: Replace all missing or damaged tiles Section 21.10 [d]
46. 1st floor E/S toilet room- there is a section of drywall that is unfinished on the wall. Remedy: mud , finish and paint unfinished drywall on wall Section 21.10[d]
47. 1st Floor E/S Toilet room- There is unfinished drywall repairs on the ceiling. Remedy: Mud, finish and paint ceiling section of drywall .Section 21.10[d]
48. 1st floor E/S Toilet Room- the window pane is missing. Remedy: Replace window pane. Section 21.10[d]
49. 1st floor E/S Bathing room- both the water spout and 1 H/C water faucet handle is missing. Remedy: Replace handle and water spout. Section 21.10[d]
50. 1st floor E/S Bathing room - The ceiling light fixture is not secured to the ceiling. Remedy: Secure ceiling light fixture to ceiling. Section 21.10[c]
51. 1st floor hallway- There are holes in the W/S hallway walls. [located before where the w/s toilet room and shower room hallway is closed off] Remedy: Repair holes and Paint. Section 21.10[d]

Note:

[1]. The Enforcement Order Dated March 3, 2017, ordered the building owner to apply for an exploratory permit to locate the source of the water leaks in the common bathroom areas and to determine if any structural damage has occurred due to the chronic water leaks. The Owners were also verbally ordered to stop replacing any water damaged drywall.

[2] The exploratory work was done under Building permit# BP-2017-01211 [contractor Ocean West Construction] has now been completed in the rear common bathroom areas, and the owners have been verbally ordered to put back the gyproc and the fire separations.

[3]. The 1st floor rear west side hallway, bathing room, W/C and three sleeping units have been closed off to the public access, and will require building and plumbing permits to complete the repairs. In addition, the 3rd floor west side shower room has also been closed off and will require permits to complete repairs.

[4] This Priority of this Inspection was to assess the common wash rooms. The next reports will focus on the rooms in this building.

Requirements

Standards of Maintenance By -law #5462 Section 21.10.

Recommendations

30 Day S/M order to R/O.

Photos Taken? ☒ Yes ☐ No

Date Report Made: October 4, 2017

Michael Bidwell
Inspector's Name

Violation Details																									
Violation Number: VI-2017-03920	Violation: 5th floor W/S bathtub room - the ceiling light fixture is not secure to its base																								
Violation Date: Sep 05, 2017	0.1: (1) Electrical wiring, circuits, fuses, circuit breakers, electrical equipment and electrical heating systems shall be maintained in good working order at all times, free from fire and accident hazards, including also the following: (a) maintaining service rooms for main electrical service panels uncluttered and secure from unauthorized personnel, (b) maintaining all wall cover plates in safe condition, and (c) maintaining proper control and protection of wiring where it penetrates walls or floors. (2) (a) Extension cords shall not be placed and/or attached: (i) through any doorway, transom, ceiling, wall or floor, (ii) to any door frame, window frame, ceiling, wall or floor. (3) Notwithstanding Sentence (2), the use of extension cords for mobile equipment used for temporary purposes only may be permitted when such connection can be made without risk or hazard to persons or property. (4) Every habitable room in a dwelling shall have at least one electrical duplex outlet for each 120 square feet (11.2m ²) of the floor space; for each additional 100 square feet (9.3 m ²) of floor space a second duplex outlet shall be provided. Every kitchen shall have at least two electrical duplex outlets which shall be on separate circuits. (5) Adequate levels of artificial lighting shall be maintained in good working order at all times as in Table 19A:																								
Violation Type: Standards of Maintenance By-Law No. 5462	<table><tr><td>TABLE 19A</td><td>Room or Space</td><td>Foot Candles*</td></tr><tr><td></td><td>(a) stairway, hall, passageway sanitary convenience room toilet facilities room</td><td>10</td></tr><tr><td></td><td>(b) service room</td><td>20</td></tr><tr><td></td><td>(c) laundry room</td><td>20</td></tr><tr><td></td><td>(d) recreation or lounge room</td><td>10</td></tr><tr><td></td><td>(e) residential room</td><td>10</td></tr><tr><td></td><td>(f) kitchen, kitchen alcove and kitchen area</td><td>30</td></tr><tr><td></td><td>(g) task areas, personal grooming areas, reading areas</td><td>50</td></tr></table> <p>*Measured at a point 3' (1 m) above the floor, except for space item (g) which shall be measured at task level.</p>	TABLE 19A	Room or Space	Foot Candles*		(a) stairway, hall, passageway sanitary convenience room toilet facilities room	10		(b) service room	20		(c) laundry room	20		(d) recreation or lounge room	10		(e) residential room	10		(f) kitchen, kitchen alcove and kitchen area	30		(g) task areas, personal grooming areas, reading areas	50
TABLE 19A	Room or Space	Foot Candles*																							
	(a) stairway, hall, passageway sanitary convenience room toilet facilities room	10																							
	(b) service room	20																							
	(c) laundry room	20																							
	(d) recreation or lounge room	10																							
	(e) residential room	10																							
	(f) kitchen, kitchen alcove and kitchen area	30																							
	(g) task areas, personal grooming areas, reading areas	50																							
Resolve By:	Violation Instructions: 30 Day S/M order to secure ceiling light to its base																								
Violation Status:																									

Violation Number: VI-2017-03926	Violation: 4th floor E/S Bathroom - There are several missing ceramic floor tiles
Violation Date: Sep 05, 2017	Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.
Violation Type: Standards of Maintenance By-Law No. 5462	
Resolve By:	

Violation Status:	Violation Instructions: 30 Day Standards of Maintenance Order to replace missing floor tiles
Violation Number: VI-2017-03934 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th floor W/S Bathtub room- the water spout is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to replace missing water spout.
Violation Number: VI-2017-03924 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th floor hallway - there is a hole in the wall above the entry door to room # s.22(1) Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to repair hole in wall

Violation Number: VI-2017-03923 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th floor hallway - there is a hole in the wall located between Room s 22(1) and the E/S Toilet room Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Letter to repair and refinish wall
Violation Number: VI-2017-03918 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 5th Floor W/S toilet Room - the toilet is not flushing properly Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair toilet to working order.
Violation Number: VI-2017-03914 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 5th Floor hallway- There is a hole in the wall above the E/S bathtub room Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair and refinish hole in wall

Violation Number: VI-2017-03915 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 5th floor E/S Bathtub room- there are holes in the wall around the bathroom door. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair openings in the wall around the bathroom door.
Violation Number: VI-2017-03922 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 5th floor common hallway - There is a broken floorboard outside room s.22(1) Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to replace broken floorboard.
Violation Number: VI-2017-03913 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 6th Floor hallway - the wood moulding has come away from the wall above the door to room s.22(1) . Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance Order to replace wood moulding to wall above door

Violation Number: VI-2017-03910 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 6th floor W/S Toilet Room - There are several ceramic wall tiles missing on the wall by the toilet. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance order to replace missing ceramic tiles.
Violation Number: VI-2017-03906 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 7th Floor W/S Shower Room - there are several ceramic tiles missing on the wall and around the bathtub. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance Order to replace missing ceramic tiles.
Violation Number: VI-2017-03903 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 7th floor E/S Bathtub Room - The bathtub water spout is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance order to replace missing bathtub water spout.

Violation Number: VI-2017-03904 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 7th floor E/S Bathtub room - The ceiling light fixture is not secured to its base Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance order to affix ceiling light fixture to its base
Violation Number: VI-2017-03902 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 7th floor E/S Toilet Room- The Toilet does not flush properly Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance Order to repair Toilet to working condition.
Violation Number: VI-2017-03905 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 7th floor W/S bathtub room- The window is broken Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance order to replace broken window

<p>Violation Number: VI-2017-03917</p> <p>Violation Date: Sep 05, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 5th floor W/S toilet room - there is a broken window</p> <p>Standards of Maintenance By-law 5462 - Section 8.1: (1) Exterior doors, windows, skylights, and hatchways shall be maintained in good repair and weathertight. (2) Without limiting the generality of Sentence (1), the maintenance may include: (a) painting, (b) repairing or renewing damaged, decayed or deteriorated (i) doors (ii) door frames, casings and thresholds, (iii) window sashes, and (iv) window frames and casings, (c) refitting doors and windows, (d) weatherstripping, (e) repairing or replacing defective or missing essential door and window hardware, (f) reglazing, and (g) using other suitable means of weatherproofing, all in accordance with the Vancouver Building By-law. (3) Openings in exterior walls, other than doors and windows, shall be effectively protected to prevent the entry of rodents, insects or vermin. (4) The requirements of Sentence (3) shall not apply where the City Building Inspector is satisfied that its implementation would adversely affect the normal operation of the premises. (5) Doors providing automobile access to parking garages which provide at least 20 spaces for residential parking shall be: (a) maintained at all times in good working order and repair; and (b) kept locked or otherwise inoperable except when in use and by authorized users.</p> <p>Violation Instructions: 30 Day S/M order to replace broken window</p>
<p>Violation Number: VI-2017-03909</p> <p>Violation Date: Sep 05, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 6th Floor E/S Bathtub Room - The window is broken</p> <p>Standards of Maintenance By-law 5462 - Section 8.1: (1) Exterior doors, windows, skylights, and hatchways shall be maintained in good repair and weathertight. (2) Without limiting the generality of Sentence (1), the maintenance may include: (a) painting, (b) repairing or renewing damaged, decayed or deteriorated (i) doors (ii) door frames, casings and thresholds, (iii) window sashes, and (iv) window frames and casings, (c) refitting doors and windows, (d) weatherstripping, (e) repairing or replacing defective or missing essential door and window hardware, (f) reglazing, and (g) using other suitable means of weatherproofing, all in accordance with the Vancouver Building By-law. (3) Openings in exterior walls, other than doors and windows, shall be effectively protected to prevent the entry of rodents, insects or vermin. (4) The requirements of Sentence (3) shall not apply where the City Building Inspector is satisfied that its implementation would adversely affect the</p>

	<p>normal operation of the premises.</p> <p>(5) Doors providing automobile access to parking garages which provide at least 20 spaces for residential parking shall be:</p> <p>(a) maintained at all times in good working order and repair; and</p> <p>(b) kept locked or otherwise inoperable except when in use and by authorized users.</p> <p>Violation Instructions: 30 Day Standards of Maintenance order to replace broken window</p>
<p>Violation Number: VI-2017-04006</p> <p>Violation Date: Sep 05, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 2nd floor Bathtub room- there are several tiles missing on the wall.</p> <p>Standards of Maintenance By-law 5462 Section 14.1: (1) Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards. (2) Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector.</p> <p>Violation Instructions: 30 Day S/M order to replace missing wall tiles</p>
<p>Violation Number: VI-2017-03916</p> <p>Violation Date: Sep 05, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 5th Floor E/S bathroom- There is a broken ceramic tile located on the wall by the shower spout.</p> <p>Standards of Maintenance By-law 5462 Section 14.1: (1) Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards. (2) Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector.</p> <p>Violation Instructions: 30 Day S/M order to replace broken ceramic tile.</p>

Violation Number: VI-2017-03919 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 5th Floor W/S toilet Room - there is a broken ceramic wall tile Standards of Maintenance By-law 5462 Section 14.1: (1) Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards. (2) Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector. Violation Instructions: 30 Day S/M order to replace broken tile
Violation Number: VI-2017-03911 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 6th Floor W/S shower room - There is a hole in the ceiling Standards of Maintenance By-law 5462 Section 14.1: (1) Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards. (2) Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector. Violation Instructions: 30 Day Standards of Maintenance order to repair hole in ceiling
Violation Number: VI-2017-03912 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 6th floor W/S shower room - There are several missing ceramic tiles on the shower wall Standards of Maintenance By-law 5462 Section 14.1: (1) Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards. (2) Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector. Violation Instructions: 30 Day Standards of Maintenance order to replace missing ceramic tiles

<p>Violation Number: VI-2017-03908</p> <p>Violation Date: Sep 05, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 6th Floor E/S Bathtub Room- The shower head is missing.</p> <p>Standards of Maintenance By-law 5462 Section 16.1: (1) All plumbing, including plumbing fixtures, drains, vents, waterpipes, water closets and connecting lines to the water and sewer systems, shall be maintained in good working order and repair, free from leaks or other defects and protected from freezing. (2) Every hand basin and bathtub, shower and sink shall have an adequate supply of hot and cold running water and every water closet shall have - 9 - an adequate supply of running water. Hot water shall be supplied at a minimum temperature of 120°F (49°C) and a maximum of 140°F (60°C). (3) Every room containing a toilet shall have a hand basin located in the room, or in an immediately adjoining room. (4) All bathing units shall be fully enclosed so as to provide privacy for an occupant. (5) Rooms containing sanitary facilities shall be maintained in a clean and sanitary condition and provided with a smooth surface reasonably impervious to water or chipping or cracking on the walls and ceilings. (6) Where an existing plumbing system appears to be in good repair, special attention shall be given to: (a) prevention of cross-connections between potable water supply and washing machine drains, hot water heating lines and any other non-potable water uses. (b) removal of unused grease traps, (c) cleaning out of sumps, and providing backwater valves, (d) providing cleanouts to all drains, (e) cleaning out all waste traps, (f) replacing damaged waste arms, (g) extending all plumbing drain vents to the exterior, and (h) capping off all unused pipes and drains that may create a health hazard.</p> <p>Violation Instructions: 30 Day Standards of Maintenance Order to to replace missing shower head.</p>
<p>Violation Number: VI-2017-03927</p> <p>Violation Date: Sep 05, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 4th floor E/S Bathtub room - the ceiling light is missing</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions: 30 Day order to replace ceiling light to working order</p>

Violation Number: VI-2017-04010 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor E/S toilet room - there are missing wall tiles Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462 Violation Instructions: 30 Day S/M Order to replace missing wall tiles.
Violation Number: VI-2017-03925 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th floor E/S bathtub room - the window is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace window
Violation Number: VI-2017-03935 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor W/S Bathroom- the window sash is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to replace missing window sash.

Violation Number: VI-2017-03907 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 6th floor hallway -There is a ceiling light fixture out located by the exit sign to the stairway. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance Order to repair ceiling fixture to working order.
Violation Number: VI-2017-04011 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st Floor E/S Toilet room- There is a hole in the ceiling drywall Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair hole in ceiling drywall.
Violation Number: VI-2017-04015 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor hallway- there are holes in the E/S hallway walls. [located before where the w/s toilet room and shower room hallway is closed off] Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair holes .

Violation Number: VI-2017-04013 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor E/S Bathtub room - The ceiling light fixture is not secured to its base. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to secure light fixture
Violation Number: VI-2017-04012 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor E/S Bathtub room- both the shower spout and 1 H/C water faucet handle is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to replace missing hardware.
Violation Number: VI-2017-04009 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor E/S Toilet Room- the window pane is missing Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace window pane

Violation Number: VI-2017-04008 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor hallway- there is a section of drywall missing by the E/S Toilet room. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace missing drywall
Violation Number: VI-2017-04002 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor W/S Toilet room- The ceiling drywall is all missing Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace missing drywall
Violation Number: VI-2017-04005 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor W/S Toilet room- there is no locking hardware on the toilet room door Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M Order to replace missing locking door hardware

Violation Number: VI-2017-04001 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor E/S Bathtub Room- there are several ceramic tiles missing around the bathtub faucet and around the base of the bathtub Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace missing tiles
Violation Number: VI-2017-04000 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor E/S bathtub room- There is a hole in the wall. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to Repair hole in wall
Violation Number: VI-2017-04007 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor W/S Bathtub room- There is a hole in the wall above the door. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to repair hole in wall

Violation Number: VI-2017-04004 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor W/S toilet room - The door handle is missing on the toilet room door Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Standards of Maintenance order to replace missing toilet room door handle.
Violation Number: VI-2017-04003 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor W/S toilet room - There are several wall tiles missing Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace missing wall tiles
Violation Number: VI-2017-03937 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor E/S Toilet room - There are several broken ceramic floor tile on located at the entrance to the toilet room. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to replace broken ceramic floor tiles.

Violation Number: VI-2017-03993 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor W/S Toilet room- There is a baseboard ceramic tile that is broken Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day Order to replace broken tile
Violation Number: VI-2017-03936 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor E/S Toilet room- There is a broken window Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace broken window
Violation Number: VI-2017-03998 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor Hallway- there is a light fixture missing Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to replace missing light fixture

Violation Number: VI-2017-03997 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor W/S Toilet room- There is a hole in the wall by the entry door to the toilet room Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M order to repair hole in wall
Violation Number: VI-2017-03999 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor common hallway - there is a ceiling light bulb not working just outside room s.22(1) Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace burnt out light bulb
Violation Number: VI-2017-03994 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd floor common hallway- There is a hole in the wall by the door trim by the E/S toilet room Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to repair hole in wall

Violation Number: VI-2017-03929 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor E/S Bathroom - There are several missing ceramic wall tiles missing on the shower wall Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 Day S/M Order to replace missing wall tiles
Violation Number: VI-2017-03928 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor E/S bathroom - the shower spout is missing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to replace missing shower spout.
Violation Number: VI-2017-03930 Violation Date: Sep 05, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor W/S Toilet Room - There is a hole in the wall behind the toilet. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions: 30 day S/M order to repair wall

Violation Number: VI-2017-03921	Violation: 5th floor W/S bathroom - there are several broken tiles located at the base of the bathtub
Violation Date: Sep 05, 2017	Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462
Violation Type: Standards of Maintenance By-Law No. 5462	Violation Instructions: 30 Day S/M Order to replace broken tile
Resolve By:	
Violation Status:	

Photo	Description
 <p>s.22(1)</p>	7 th floor W/S Bathing Room Violation #1
	7 th floor window pane Violation #2

Photo	Description
	7 th floor E/S Bathing room Violation # 4
<div data-bbox="138 1010 224 1037" data-label="Text">s.22(1)</div> 	7 th floor E/S Bathing Room Violation #5



Photo	Description
	6 th Floor W/S toilet room Violation # 6
	6 th floor W/S Bathing room Violation #7


Photo	Description
	6 th floor E/S Bathtub Room Violation #9
	6 th Floor East E/S Bathtub Room violation #10

Photo	Description
 <p>s.22(1)</p>	6 th Floor Hallway - violation #11
	5 th floor W/S toilet Room Violation # 12

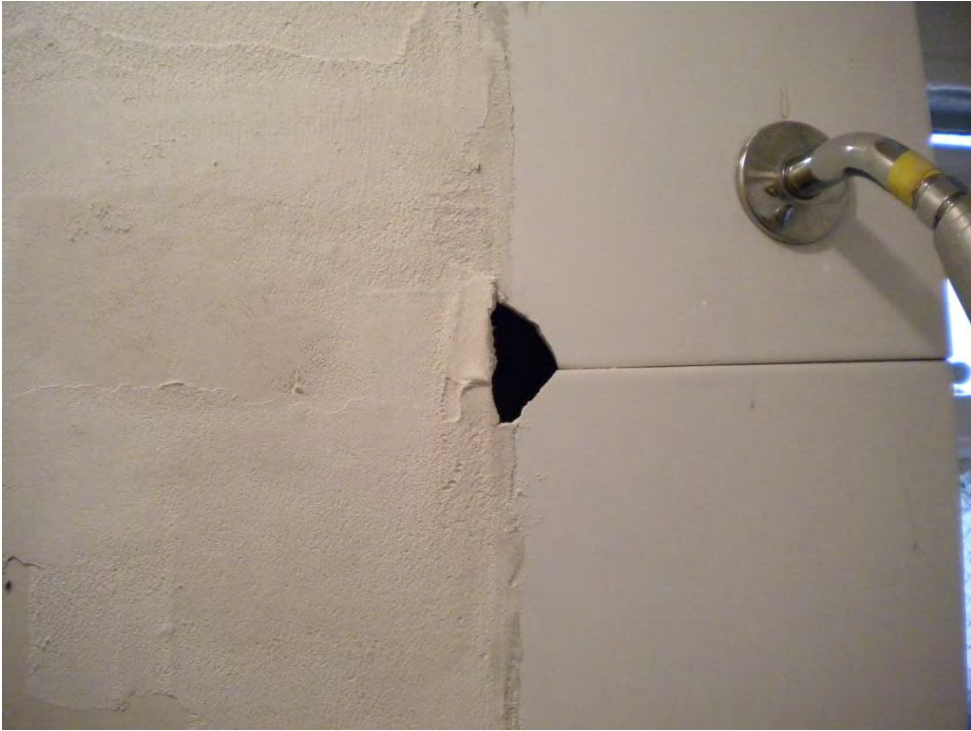

Photo	Description
	5 th Floor E/S Bathing Room violation #13
	5 th Floor W/S Bathing Room Violation # 14

Photo	Description
	5 th floor W/S Bathing Room Violation # 15
	5 th Floor Hallway above E/S bathing room violation #16



Photo	Description
	4 th floor W/S Bathing Room Violation #22
	4 th floor hallway violation #23



Photo	Description
	4 th floor hallway above s.22(1) violation # 24
	4 th floor E/S Bathing Room Violation #25



Photo	Description
	4 th Floor E/S Bathroom Violation #26
	4 th floor E/S Bathing Room Violation #29



Photo	Description
	3 rd floor W/S Toilet Room Violation #30
	3 rd floor hallway Violation #32



Photo	Description
	3 rd floor E/S toilet room Violation #33
	3 rd floor E/S Toilet Room Violation # 34



Photo	Description
	3 rd floor common hallway Violation #35
 s.22(1)	3 rd floor common hallway violation #36


Photo	Description
	2 nd floor W/S Toilet room Violation 38
	2 nd floor W/S toilet room Violation #39

Photo	Description
	<p>2nd floor E/S Bathing room Violation #41</p>
	<p>2nd Floor E/S Bathing Room Violation #43</p>



Photo	Description
	2 nd floor E/S Bathing Room Violation #43
	1 st floor E/S Bathing Room#45



Photo	Description
	1 st floor E/S Toilet Room Violation #47
	1 st floor E/S Toilet Room violation # 48

Photo	Description
 <p>s.22(1)</p>	1 st floor E/S Bathing room Violation #49
	1 st floor Hallway- Violation #50

Photo	Description
	1 st floor W/S hallway Violation # 51
	1 st floor W/S Hallway Violation # 51

REGISTERED AND REGULAR MAIL

October 31, 2017

PLEASE REFER TO:

M. Bidwell
Property Use Inspector
at 604.873.7894
mike.bidwell@vancouver.ca
CF-2017-010831

ORDER

Triville Enterprises Ltd.
6626 Angus Drive
Vancouver BC
V6P 5H9

Parkash Sahota
6626 Angus Drive
Vancouver BC
V6P 5H9

Triville Enterprises Ltd.
Pal Singh Sahota
160 East Hastings Street
Vancouver BC
V6A 1N4

Dear Sir/Madam:

RE: 160 East Hastings Street - REGENT HOTEL

During an inspection carried out by a Property Use Inspector on September 5, 2017, the inspector observed maintenance issues throughout the **common areas and the bathing and toilet rooms** of your building at the above location, in contravention of the Standards of Maintenance By-law.

The Standards of Maintenance (*SofM*) By-law sets out a variety of requirements for lodging houses. In particular, section 21.10 reads:

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.*

The following violations were reported:

7th Floor - W/S Bathing Room

1. There are several ceramic tiles missing on the wall and around the bathtub. *Violation of SofM By-law 21.10 (d)*
2. The window is broken. *Violation of SofM By-law 21.10 (d)*

7th Floor - E/S Toilet Room

3. The toilet does not flush properly. *Violation of SofM By-law 21.10 (f)*

7th Floor - E/S Bathing Room

4. The ceiling light fixture is not secured to its base on the ceiling. *Violation of SofM By-law 21.10 (c)*
5. The bathtub water spout is missing. *Violation of SofM By-law 21.10(f)*

6th Floor - W/S Toilet Room

6. There are several ceramic wall tiles missing on the wall by the toilet. *Violation of SofM By-law 21.10 (d)*

6th Floor - W/S Bathing Room

7. There is unfinished gyproc on the ceiling. *Violation of SofM By-law 21.10 (d)*
8. There are several missing ceramic tiles on the shower wall. *Violation of SofM By-law 21.10 (d)*

6th Floor - E/S Bathtub Room

9. The shower head is missing. *Violation of SofM By-law 21.10 (f)*
10. The window is broken. *Violation of (SofM By-law 21.10 (d)*

6th Floor - Floor Hallway

11. There is a ceiling light fixture out located by the exit sign to the stairway. *Violation of SofM By-law 21.10 (c)*

5th Floor - W/S Toilet Room

12. There is a broken window. *Violation of SofM By-law 21.10 (d)*

5th Floor - E/S Bathing Room

13. There is broken ceramic wall tile. *Violation of SofM By-law 21.10 (d)*

5th Floor - W/S Bathing Room

14. The ceiling light fixture is not secure to the ceiling. *Violation of SofM By-law 21.10 (c)*

15. There are several broken tiles located on the surround of the bathtub.
Violation of SofM By-law 21.10 (c)

5th Floor - Hallway

16. There is a hole in the wall above the E/S Bathtub Room. *Violation of SofM By-law 21.10(d)*

5th Floor - E/S Bathing Room

17. There is a broken ceramic tile located on the wall by the shower spout.
Violation of SofM By-law 21.10 (d)

5th Floor - Common Hallway

18. There is a broken floorboard outside Room **s-22(1)**. *Violation of SofM By-law 21.10 (d)*

5th Floor - W/S Toilet Room

19. The toilet is not flushing properly. *Violation of SofM By-law 21.10 (f)*

4th Floor - W/S Toilet Room

20. There is a hole in the wall behind the toilet. *Violation of SofM By-law 21.10 (d)*

4th Floor - W/S Bathing Room

21. The water spout is missing. *Violation of SofM By-law 21.10 (f)*

22. The window sash is missing. *Violation of SofM By-law 21.10 (d)*

4th Floor - Hallway

23. There is a hole in the wall located between Room **s-22(1)** and the E/S Toilet Room.
Violation of SofM By-law 21.10 (d)

24. There is a hole in the wall above the entry door to Room #414.
Violation of SofM By-law 21.10(d)

4th Floor - E/S Bathing Room

25. There are several missing ceramic wall tiles missing on the shower wall.
Violation of SofM By-law 21.10 (d)

26. The floor tile work is not complete. *Violation of SofM By-law 21.10 (d)*

27. The shower spout is missing. *Violation of SofM By-law 21.10 (f)*

28. The ceiling light is missing. *Violation of SofM By-law 21.10 (c)*

29. The window is missing. *Violation of SofM By-law 21.10 (d)*

3rd Floor - W/S Toilet Room

- 30. There is a hole in the wall by the entry door to the toilet room.
Violation of SofM By-law 21.10(d)
- 31. There is a baseboard ceramic tile that is broken. *Violation of SofM By-law 21.10(d)*

3rd Floor - Hallway

- 32. There is a light fixture missing. *Violation of SofM By-law 21.10 (c)*

3rd Floor - E/S Toilet Room

- 33. There is a broken window. *Violation of SofM By-law 21.10 (d))*
- 34. There are several broken ceramic floor tile located at the entrance to the Toilet Room.
Violation of SofM By-law 21.10 (d)

3rd Floor - Common Hallway

- 35. There is a hole in the wall by the door trim by the E/S Toilet Room.
Violation of SofM By-law 21.10 (d)
- 36. There is a ceiling light bulb not working just outside Room **s.22(1)**
Violation of SofM By-law 21.10 (d)

2nd Floor - W/S Toilet Room

- 37. There is no locking hardware on the Toilet Room door. *Violation of SofM By-law 21.10(d)*
- 38. The ceiling drywall is all missing. *Violation of SofM By-law 21.10 (d)*
- 39. There are several wall tiles missing. *Violation of SofM By-law 21.10 (d)*
- 40. The door handle is missing on the Toilet Room door. *Violation of SofM By-law 21.4 (b)*

2nd Floor - E/S Bathing Room

- 41. There is a hole in the wall above the door. *Violation of SofM By-law 21.10 (d)*
- 42. There is a hole in the wall. *Violation of SofM By-law 21.10 (d)*
- 43. There are several ceramic tiles missing around the bathtub faucet and around the surround of the bathtub. *Violation of SofM By-law 21.10(d)*
- 44. The floor drain is full of debris. *Violation of SofM By-law 21.10 (d)*

1st Floor - E/S Bathing Room

- 45. There are several tiles missing on the wall. *Violation of SofM By-law 21.10 (d)*

1st Floor - E/S Toilet Room

46. There is a section of drywall that is unfinished on the wall.
Violation of SofM By-law 21.10(d)
47. There are unfinished drywall repairs on the ceiling. *Violation of SofM By-law 21.10 (d)*
48. The window pane is missing. *Violation of SofM By-law 21.10 (d)*

1st Floor - E/S Bathing Room

49. Both the water spout and one (1) H/C water faucet handle are missing.
Violation of SofM By-law 21.10 (d)
50. The ceiling light fixture is not secured to the ceiling. *Violation of SofM By-law 21.10 (c)*

1st Floor - Hallway

51. There are holes in the W/S hallway walls (located before where the W/S Toilet Room and Shower Room hallway is closed off). *Violation of SofM By-law 21.10 (d)*

In accordance with Subsections 23.2 of the Standards of Maintenance By-law, you are ORDERED TO:

1. Correct all the deficiencies detailed above (items nos. 1 through 51) in accordance with the Standards of Maintenance By-law.

on or before DECEMBER 4th, 2017.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES.

If you have any questions regarding this order, please contact Mr. M. Bidwell, Property Use Inspector, at 604.873.7894 or email mike.bidwell@vancouver.ca.

Yours truly,



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

MB/dlb

Yours truly,



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



Main Address	160 E Hastings St	IR Number	IE 11550
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2017/01/25
Number of Storeys	8 Storeys + Basement	EN Number	CF-2017-000996
Building Name	Regent Hotel	Permit Number	
Approved Use of Building/Land	SRA	Owner & Contact Info.	Triville Enterprises Ltd.
Present Use of Building/Land	SRA	Owner's Rep & Contact Info.	Pal Sahota - 604.261.0501
Zoning	DEOD	Tenant & Contact Info.	
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	17 - 119361 - 158 Sleeping Units

Reason for Inspection - ☐ Complaint | ☐ IA | ☐ Permit | ☐ Referral | ☒ Routine :

Routine inspection of the shared washroom facilities

In Attendance

Building	Ian Mackie	Owner/Rep	
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use	Becky Innes	Other	

Overview

This report is related to inspection report IC10651 and provides the photos that were taken on site on Jan.25, 2017.

Duplicate photos, over exposed photos or extremely blurry photos, and not all sleeping unit door numbers were not included in this report.

Violations and Remedies

Total violations:

See IC10651 for written violations.

Recommendations

Refer to Robert Leblanc

Photos Taken?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Notice Posted?	<input type="checkbox"/> Yes - Type of Notice: <input type="checkbox"/> Stop Work Order <input type="checkbox"/> Do Not Occupy <input type="checkbox"/> Unsafe To Occupy	<input checked="" type="checkbox"/> No
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Date Report Made: July 12, 2017

Becky Innes

Case File Manager

FYA to: _____

FYI to: _____

Manager / Supervisor Approval



Photo	Description
	<p>Bed mattresses being stored in hall.</p>
	<p>Bed mattress and door being stored in hallway.</p>


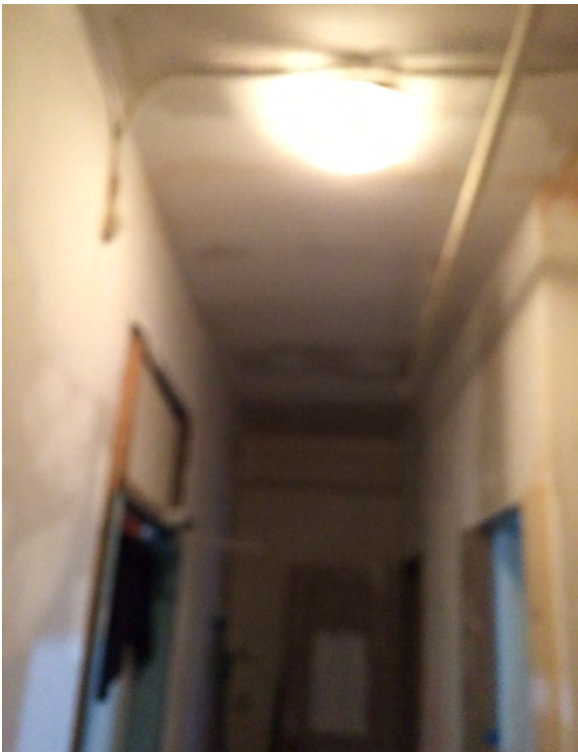
Photo	Description
	<p>1st floor - east side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #1) The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))</p> <p>Violation #2) Tiles are damaged or missing. Remedy: replace all damaged or missing tiles. (SofM By-law 21.10 (d))</p> <p>Violation #3) The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))</p>
	<p>1st floor - west side rear hallway.</p> <p>Walls and ceiling with new gyprock repairs.</p>

Photo	Description
	<p>1st floor - west side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #6) Walls are heavily damaged by water in this area, including the walls and ceiling around this area. Remedy: walls to be repaired. (SofM By-law 21.10 (d))</p>
	<p>1st floor - west side bathing room.</p>

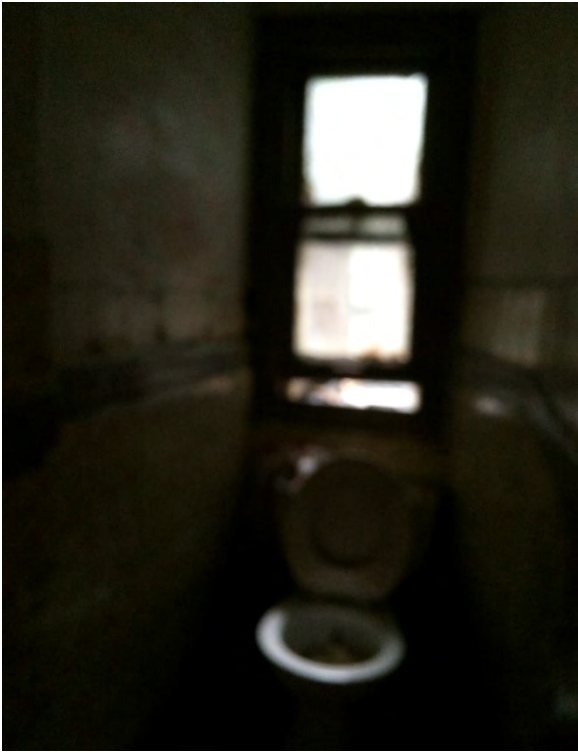

Photo	Description
	<p>1st floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #7) The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f))</p> <p>Violation #9) Ceiling light does not work. Remedy: replace ceiling light. (SofM By-law 21.10 (c))</p>
	<p>1st floor - west side bathing room.</p>



Photo	Description
	<p>1st floor - west side bathing room.</p>
	<p>1st floor - west side rear hallway adjacent to the bathing rooms.</p>

Photo	Description
	<p>1st floor - west side rear hallway adjacent to the bathing rooms.</p> <p>New gyprock and repairs on ceiling and walls.</p>
	<p>1st floor - rear east side hallway.</p> <p>New gyprock and repairs on ceiling and walls in.</p>



Photo	Description
	<p>1st floor main hallway.</p>
	<p>1st floor - main hallway.</p>

Photo	Description
	<p>2nd floor main hallway.</p>
	<p>2nd floor - east side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #15) The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f))</p>

Photo	Description
	<p>2nd floor - east side w/c.</p> <p>Violation #13) Ceiling is missing light bulb. Remedy: provide light bulb. (SofM By-law 20.1)</p>
	<p>2nd floor - east side bathing room.</p> <p>Violation #10) The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))</p> <p>Violation #12) Tiles are damaged or missing. Remedy: replace all damaged or missing tiles. (SofM By-law 21.10 (d))</p>

Photo	Description
	<p>2nd floor - east side bathing room.</p>
 <p>s.22(1)</p>	<p>2nd floor - east side bathing room.</p> <p>Violation #11) The walls and ceiling have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))</p>

Photo	Description
	<p>2nd floor - east side bathing room.</p> <p>Violation #11) The walls and ceiling have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))</p>
	<p>2nd floor - east side bathing room.</p>

Photo	Description
	<p>2nd floor - west side rear hallway.</p> <p>Water damage on what appears to be recently installed gyprock on walls and ceilings.</p>
	<p>2nd floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #18) The ceiling light is damaged. Remedy: repair ceiling light. (SofM By-law 21.10 (c))</p> <p>Violation #19) The walls are in disrepair. Remedy: repair and paint walls. (SofM By-law 21.10 (d))</p>



Photo	Description
	<p>2nd floor - hallway adjacent to the bathrooms.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #17) The light switch in the hallway is missing a cover plate. Remedy: provide cover plate (SofM By-law 21.10 (c))</p>
	<p>2nd floor rear hallway.</p>

Photo	Description
	<p>2nd floor - bikes being stored in front hallway.</p>
	<p>Fire exit stairwell.</p>

Photo	Description
	<p>3rd floor - rear east side hallway.</p> <p>Water damage on ceiling.</p>
	<p>3rd floor east side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #21) The wall tiles are tagged with graffiti. Remedy: remove all graffiti from wall tiles. (SofM By-law 21.10 (a))</p> <p>Water damages seen on newly installed gyprock. Exploratory work required.</p>

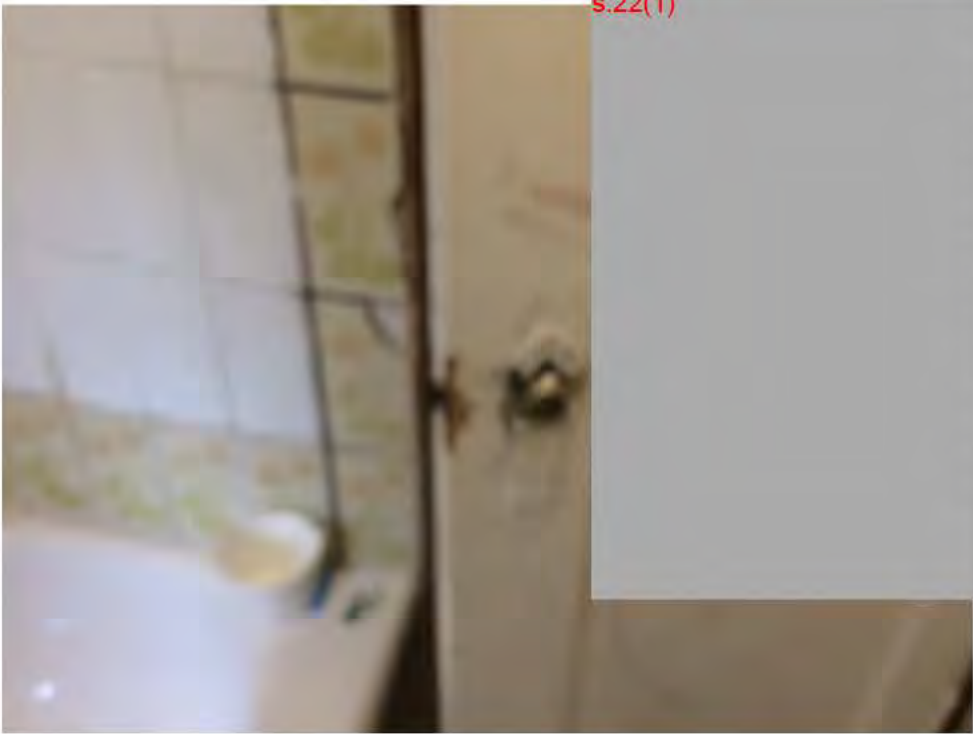
Photo	Description
	<p>3rd floor east side bathing room.</p> <p>Water damages seen on newly installed gyprock. Exploratory work required.</p>
	<p>3rd floor - east side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation 22) The door is missing a door handle. Remedy: provide door handle. (SofM By-law 21.10 (d))</p> <p>Violation #23) The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d))</p>



Photo	Description
	<p>3rd floor - east side rear hallway.</p> <p>Water damage on ceiling.</p>
	<p>3rd floor - west side shower room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation 25) The faucet head is missing. Remedy: replace faucet head. (SofM By-law 21.10 (f))</p> <p>Violation #26) The faucet handles are missing. Remedy: replace faucet handles. (SofM By-law 21.10 (f))</p>

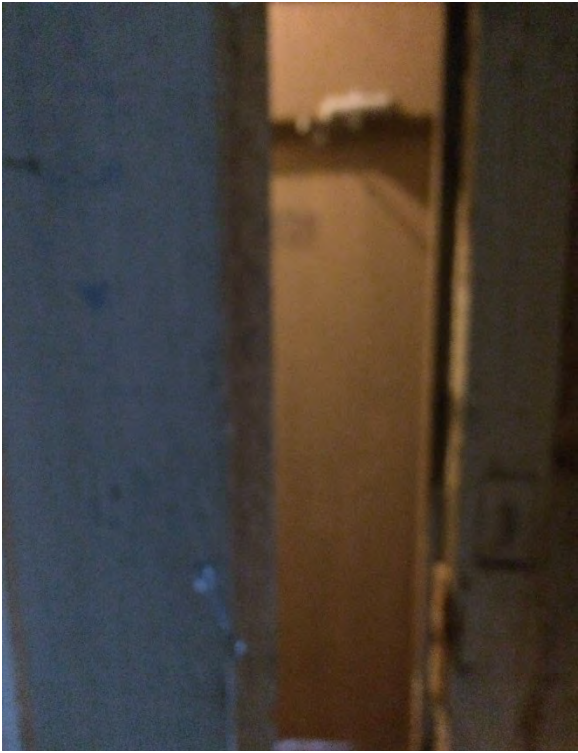

Photo	Description
	<p>3rd floor - west side shower room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #21) The entrance door is damaged. Remedy: repair or replace door. (SofM By-law 21.10 (f))</p>
	<p>3rd floor - west side w/c.</p>

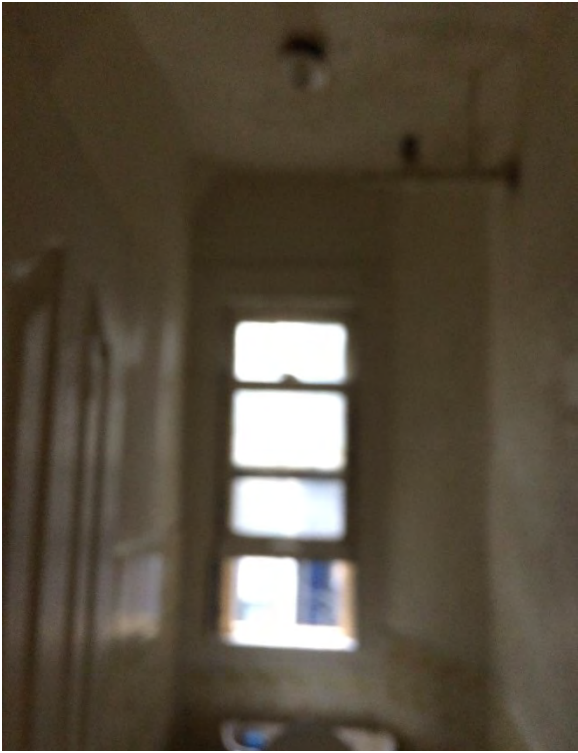
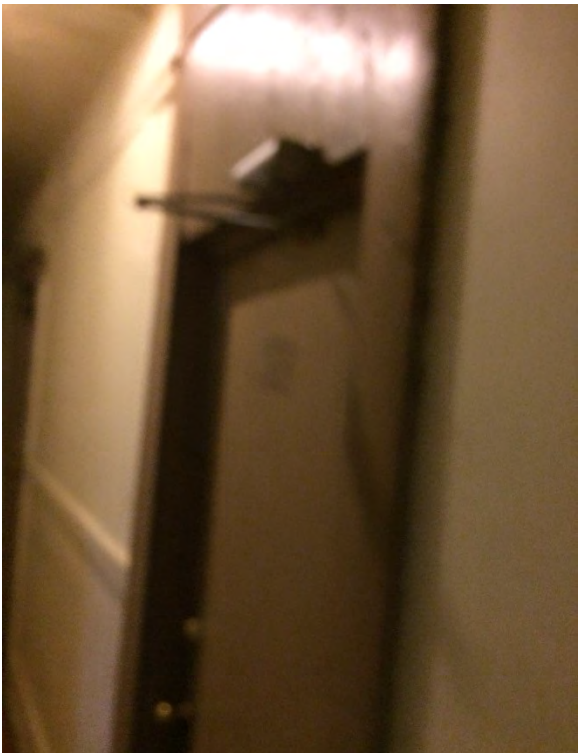
Photo	Description
	<p>3rd floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #28) The ceiling light fixture is damaged. Remedy: repair ceiling light fixture (SofM By-law 21.10 (c))</p>
	<p>3rd floor - rear hallway</p>



Photo	Description
	<p>3rd floor - rear west side hallway.</p> <p>Ceilings and walls with extensive water damage.</p> <p>Exploratory work required.</p>
	<p>3rd floor - rear west side hallway.</p> <p>Water damage on walls.</p>

Photo	Description
	<p>3rd floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #30) The cover plate for the light switch is missing. Remedy: provide cover plate (SofM By-law 21.10(c))</p>
 <p>s.22(1)</p>	<p>Fire exit door not fitted property within frame.</p>

Photo	Description
	<p>4th floor - rear hallway.</p> <p>Bathing room has been closed off for repairs.</p>
	<p>4th floor - east side w/c.</p>



Photo	Description
	<p>4th floor - west side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #34) Tiles are damaged or missing. Remedy: replace all damaged or missing tiles. (SofM By-law 21.10 (d))</p>
	<p>4th floor west side bathing room.</p>

Photo	Description
	<p>4th floor - west side bathing room.</p> <p>As per Order dated March 3/17.</p> <p>Violation #35) The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d))</p>
	<p>4th floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #36) The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f))</p>



Photo	Description
	<p>4th floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #37) The cover plate for the light switch is missing. Remedy: provide cover plate (SofM By-law 21.10(c))</p>
	<p>4th floor rear hallway.</p>

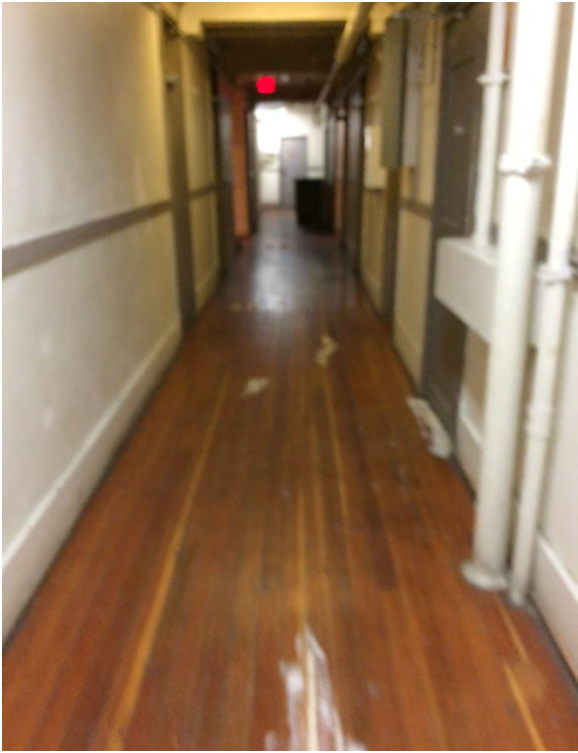

Photo	Description
	<p>4th floor hallway.</p>
	<p>Fire exit stairwell.</p>

Photo	Description
	5 th floor
	5 th floor

Photo	Description
	<p>5th floor - east side w/c.</p>
	<p>5th floor - east side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #38) The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))</p> <p>Violation #40) The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))</p>



Photo	Description
	<p>5th floor locking device and frame has been damaged.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #39) The locking device on the door is damaged. Remedy: repair locking device.</p>
	<p>5th floor - west side w/c.</p>

Photo	Description
<p>s.22(1)</p> 	<p>5th floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #46) The cover plate for the light switch is missing. Remedy: provide cover plate (SofM By-law 21.10(c))</p>
	<p>5th floor - west side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #42) The wall tiles are tagged with graffiti. Remedy: remove all graffiti from wall tiles.(SofM By-law 21.10 (a))</p>



Photo	Description
	<p>5th floor - west side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #43) The ceiling light fixture is damaged. Remedy: replace fixture. (SofM By-law 21.10(c))</p>
	<p>5th floor - west side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #39) The locking device on the door is damaged. Remedy: repair locking device. (SofM By-law 21.10 (d))</p>

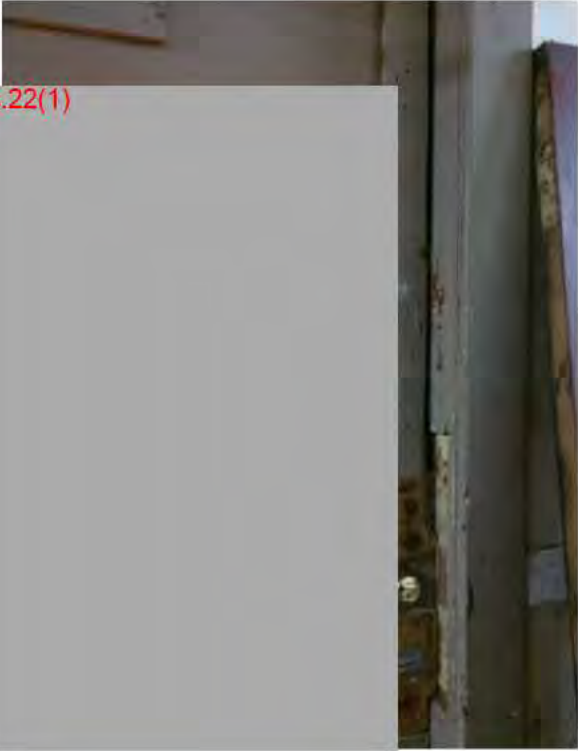

Photo	Description
	<p>6th floor - Sleeping unit where Narcan is available.</p>
	<p>6th floor - east side bathing room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #47) The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))</p> <p>Violation #48) Light bulb is missing. Remedy: replace light bulb. (SofM By-law 20.1)</p> <p>Violation #49) The walls are in need of repair. Remedy: repair and paint. (SofM By-law 21.10 (d))</p>

Photo	Description
	<p>6th floor - west side shower room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #51) The shower head is missing. Remedy: replace faucet head. (SofM By-law 21.10 (f))</p> <p>Violation #52) The ceiling has a hole. Remedy: repair hole and paint. (SofM By-law 21.10 (d))</p>
	<p>6th floor - west side shower room.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #53) The door is damaged. Remedy: replace door. (SofM By-law 21.10 (d))</p>

Photo	Description
	<p>6th floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #54) The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f))</p>
	<p>6th floor - main hallway.</p>



Photo	Description
	
<p data-bbox="134 1079 220 1115">s.22(1)</p> 	<p data-bbox="1138 1079 1414 1115">6th floor - Main hallway</p>

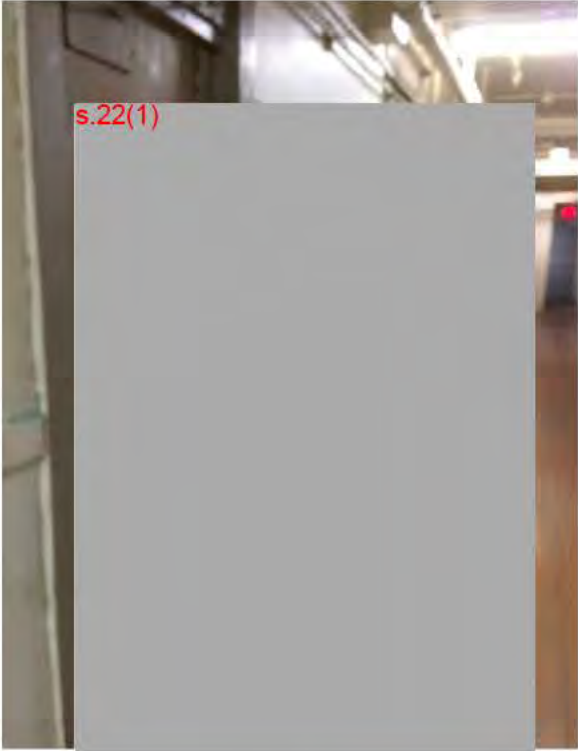

Photo	Description
	<p>6th floor - Items left in hallway</p>
	<p>7th floor - Rear exit corridor to fire escape.</p> <p>Water damage on ceiling and walls.</p>

Photo	Description
	<p>7th floor - opening in wall in roof access stairwell.</p>
	<p>7th floor - east side w/c.</p>

Photo	Description
<p>s.22(1)</p> 	<p>7th floor - east side w/c.</p>
<p>s.22(1)</p> 	<p>7th floor - east side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #57) The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))</p>

Photo	Description
	<p>7th floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #58) The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f))</p>
	<p>7th floor main hallway.</p>


Photo	Description
 <p>A narrow fire exit stairwell with wooden flooring and a white door. The walls are light-colored and show some signs of wear. A small white box is mounted on the left wall.</p>	<p>Fire exit stairwell at front of the building.</p>
 <p>Main floor lobby repairs. The image shows a large area of the ceiling and upper walls that have been removed or damaged, revealing the underlying structure. Scaffolding is visible on the left side, and a large white panel is on the right. The floor is covered with debris and construction materials.</p>	<p>Main floor lobby repairs.</p>

Photo	Description
 <p>A wide-angle photograph taken from a rooftop, showing a panoramic view of the Vancouver city skyline. The foreground is a flat, dark rooftop surface with some construction materials and a yellow caution tape. In the background, the city's skyscrapers, including the Vancouver Tower, are visible against a cloudy sky. A redacted area with the text "s.22(1)" is present on the right side of the image.</p>	<p>Roof top photos</p>
 <p>A photograph of a small, square, concrete structure with a gabled roof, situated on a rooftop. The structure appears to be a ventilation unit or a small storage shed. The background shows the city skyline and mountains. A redacted area with the text "s.22(1)" is present on the left side of the image.</p>	

Photo	Description
	
	



Photo	Description
	
	



Photo	Description
	
	


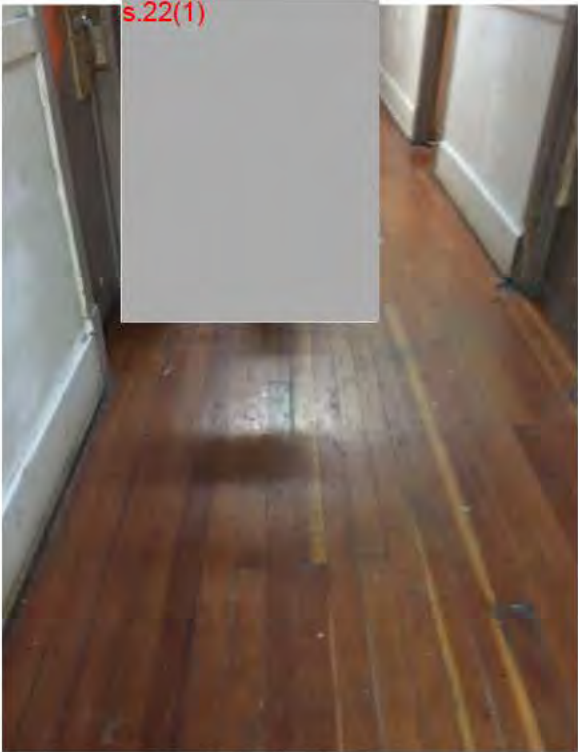
Photo	Description
	
	<p>Items in hallway.</p>


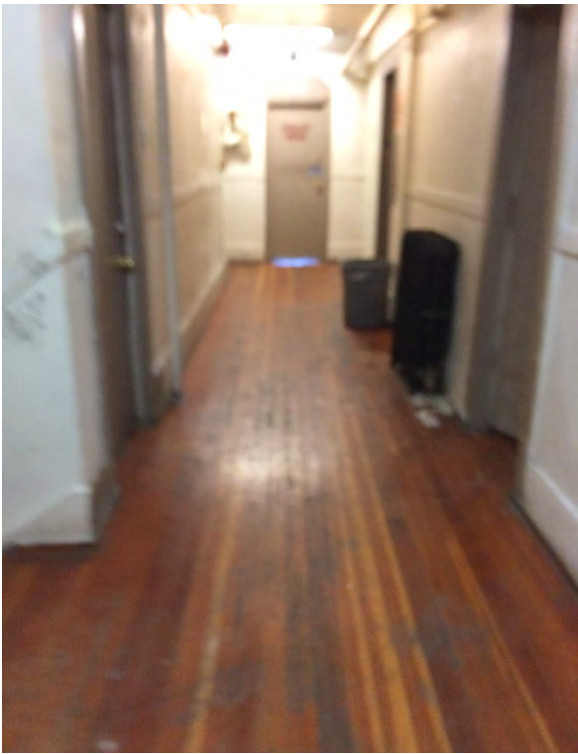
Photo	Description
	<p>Repairs to ceiling at the rear of the building.</p>
	<p>Hallway near the front of building.</p>

Photo	Description
	<p>Hallway at the front of the building.</p>
	<p>Clear hallway.</p>



Main Address	160 E Hastings St	IR Number	IE 11554
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2017/04/19
Number of Storeys	8 Storeys + Basement	EN Number	CF-2017-000996
Building Name	Regent Hotel	Permit Number	
Approved Use of Building/Land	SRA	Owner & Contact Info.	Triville Enterprises Ltd.
Present Use of Building/Land	SRA	Owner's Rep & Contact Info.	Pal Sahota
Zoning	DEOD	Tenant & Contact Info.	
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	17-119361 - 158 Sleeping units

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

Recheck Standards of Maintenance & Building By-Law Order dated March 3, 2017 and Detailed Access Inspection April 19, 2017.

In Attendance

Building	Ian Mackie	Owner/Rep	Pal Sahota
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use	Becky Innes	Other	Lynn Urekar

Overview

This report is related to inspection report IC10659 and provides the photos taken on site on April 19, 2017.

Duplicate photos, over exposed, extremely blurry, and photos of all door numbers were not included in this report.

Violation Summary

Total number of violations - Previous and New: Not Done

Violations and Remedies - Previous

Total violations -Previous:

See IC10659

Violations and Remedies - New

Total violations - New:

Recommendations

Refer to Robert LeBlanc

Photos Taken? ☒ Yes ☐ No

Notice Posted? ☐ Yes - Type of Notice: ☒ No

☐ Stop Work Order

☐ Do Not Occupy

☐ Unsafe To Occupy

Date Report Made: July 17, 2017

Becky Innes
Case File Manager

FYA to: _____

FYI to: _____

Manager / Supervisor Approval

Photo	Description
	<p>1st floor - west side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #6) Walls and ceiling heavily damaged by water Remedy: repair and paint.</p> <p>New gyprock installed and room under repairs.</p> <p>Note: This bathing room and the adjacent w/c have since been closed off and extensive exploratory work has been done to this area including the hallway and 3 adjacent sleeping units by the onsite contractor, Ocean West Construction Ltd under BP-2017-01211.</p>
	<p>This group of bathrooms will be the first to be retrofitted under separate permit.</p> <p>1st floor - west side bathing room ceiling repairs.</p>



Photo	Description
	<p>1st floor - west side bathing room.</p>
	<p>1st floor - west side w/c.</p> <p>This is the adjacent w/c that has been closed off by Ocean West Construction for exploratory work.</p>

Photo	Description
	<p>1st floor - east side w/c.</p> <p>Access provided per violation #5 as per Order dated March 3/17.</p>
	<p>1st floor - rear hallway.</p>

Photo	Description
	<p>1st floor - rear hallway ceiling repairs.</p>
	<p>1st floor - east side w/c door and damaged door knob.</p>



Photo	Description
	<p>1st floor - sleeping unit door with padlock.</p>
	<p>2nd floor - wall in rear hallway.</p>



Photo	Description
	<p>2nd floor - rear hallway on west side.</p> <p>Ceiling is open for exploratory work by Ocean West Construction.</p> <p>Contractor has also installed shoring at the entrances of bathrooms.</p>
	<p>2nd floor - west side bathing room.</p> <p>Access provided as per Violation #16.</p> <p>The ceiling of the bathing and hallway has been opened up for exploratory work.</p>

Photo	Description
	<p>2nd floor - west side bathing room.</p> <p>Ceiling has been opened up for exploratory work by Ocean West Construction.</p>
	<p>2nd floor - west side w/c.</p> <p>As per Order dated March 3, 2017:</p> <p>Violation #18) The ceiling light is damaged. Remedy: repair ceiling light. (SofM By-law 21.10 (c))</p> <p>DONE</p> <p>Violation #19) The walls are in disrepair. Remedy: repair and paint walls. (SofM By-law 21.10 (d))</p> <p>NOT DONE.</p>


Photo	Description
	<p>2nd floor - west side w/c.</p>
	<p>2nd floor - west side w/c now missing a locking device. Graffiti needs to be properly painted out.</p>

Photo	Description
 <p>A close-up photograph of a wall covered in floral wallpaper. The wallpaper features a repeating pattern of orange flowers with green leaves on a light beige background. A horizontal wooden trim piece runs across the middle of the frame. A dark, irregular stain is visible on the wallpaper to the left of the trim.</p>	<p>2nd floor - west side w/c.</p>
 <p>A photograph of a hallway with a high ceiling. The ceiling is partially open, revealing wooden joists and a white pipe. A circular light fixture is mounted on the ceiling. The walls are painted a light yellow color. A green dashed circle is drawn on the left wall, highlighting a small area. The hallway leads into a darker area in the background.</p>	<p>2nd floor - west side rear hallway open for exploratory work.</p>

Photo	Description
	<p>2nd floor - east side bathing room.</p> <p>As per Order dated March 3/17:</p> <p>Violation #10) The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))</p> <p>NOT DONE</p> <p>Entrance door knob missing.</p>
	<p>2nd floor - east side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #12) Tiles are damaged or missing. Remedy: replace all damaged or missing tiles. (SofM By-law 21.10 (d))</p> <p>NOT DONE</p>



Photo	Description
	<p>2nd floor - east side bathing room.</p> <p>Walls and ceilings showing evidence of water damage and will require exploratory work.</p>
	<p>2nd floor - east side bathing room.</p>



Photo	Description
	<p>2nd floor - east side bathing room.</p>
	<p>2nd floor - east side bathing room.</p> <p>Exploratory work will be required in bathing room and in the hallway around doorway as more damaged gyprock is coming away from the wall.</p>

Photo	Description
<div data-bbox="131 289 220 317" data-label="Text">s.22(1)</div> 	<p>2nd floor - east side bathing room door in disrepair.</p>
 <div data-bbox="313 1724 402 1751" data-label="Text">s.22(1)</div>	<p>2nd floor - east side bathing room.</p>



Photo	Description
	<p>2nd floor - east side bathing room.</p> <p>Violation #10) The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))</p> <p>NOT DONE</p>
	<p>2nd floor - east side w/c.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #13) Ceiling is missing light bulb. Remedy: provide light bulb. (SofM By-law 20.1)</p> <p>NOT DONE</p>

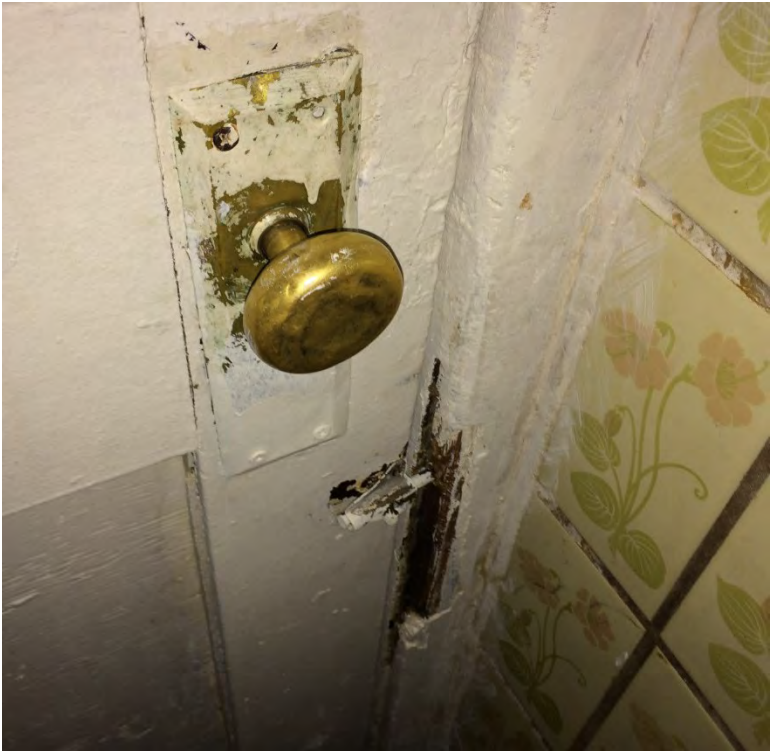
Photo	Description
	<p>2nd floor - east side w/c.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #14) The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d))</p> <p>NOT DONE - LOCKING DEVICE IS DAMAGED AND CATCH FOR SLIDE PIN IS MISSING.</p>
	<p>2nd floor - east side w/c door.</p>

Photo	Description
	<p>3rd floor - west side w/c.</p>
	<p>3rd floor - west side w/c.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #28) The ceiling light fixture is damaged. Remedy: repair ceiling light fixture (SofM By-law 21.10 (c))</p> <p>NOT DONE</p>



Photo	Description
	<p>3rd floor - west side w/c.</p> <p>As per order dated Mar.3/17:</p> <p>Violation #29) The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d))</p> <p>NOT DONE</p> <p>Violation #30) The cover plate for the light switch is missing. Remedy: provide cover plate (SofM By-law 21.10(c))</p> <p>NOT DONE</p>
	<p>Same as above.</p>



Photo	Description
	<p>3rd floor - east side bathing room.</p> <p>Walls and ceiling showing excessive water damage.</p> <p>Wall tiles are now falling away from the wall.</p> <p>Exploratory work required.</p>
	<p>3rd floor - east side bathing room.</p> <p>Walls and ceiling showing excessive water damage through what appears to be recently installed gyprock.</p>

Photo	Description
	<p>3rd floor - east side bathing room.</p> <p>Water damage above entrance door.</p> <p>Graffiti has been poorly painted out on door.</p>
	<p>3rd floor - east side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #22) The door is missing a door handle. Remedy: provide door handle. (SofM By-law 21.10 (d))</p> <p>NOT DONE</p> <p>Violation #23) The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d))</p> <p>NOT DONE</p>

Photo	Description
	<p>3rd floor - east side w/c.</p> <p>Access provided.</p>
	<p>3rd floor - east side w/c door.</p> <p>Locking device is not working.</p>

Photo	Description
	<p>3rd floor - east side w/c.</p> <p>Cover plate missing on light switch.</p>
	<p>3rd floor - rear hallway on east side.</p>

Photo	Description
	<p>4th floor - west side w/c.</p> <p>New gyprock has been installed on the easterly wall and new tiles are being installed.</p> <p>Note: The adjacent bathing room has been closed off for exploratory work by Ocean West Construction.</p>
	<p>4th floor - west side w/c.</p>

Photo	Description
	<p>4th floor - west side w/c.</p> <p>Wall repairs being done.</p>
	<p>4th floor - west side w/c.</p> <p>Light is working but needs to be properly attached to the ceiling.</p>



Photo	Description
	<p>4th floor - west side w/c.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #37) The cover plate for the light switch is missing. Remedy: provide cover plate (SofM By-law 21.10(c))</p> <p>NOT DONE</p>
	<p>4th floor - west side w/c door missing locking device.</p>



Photo	Description
<p>s.22(1)</p> 	<p>4th floor - west side w/c.</p> <p>Door defaced with graffiti.</p>
	<p>4th floor - east side bathing room.</p> <p>Mould growing on what appears to be recently installed gyprock.</p> <p>Exploratory work will be required in this area.</p>



Photo	Description
	<p>4th floor - east side bathing room.</p> <p>Faucet handle missing.</p>
	<p>4th floor - east side bathing room door has been damaged beyond repair.</p>

Photo	Description
	<p>4th floor - east hallway damage at the floor board.</p>
	<p>4th floor - east side w/c.</p>



Photo	Description
	<p>4th floor - east side w/c.</p>
	<p>4th floor - east side water closet.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #32) The door is damaged. Remedy: replace or repair door. (SofM By-law 21.10 (f))</p> <p>NOT DONE</p> <p>Violation #33) The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d))</p> <p>NOT DONE</p>

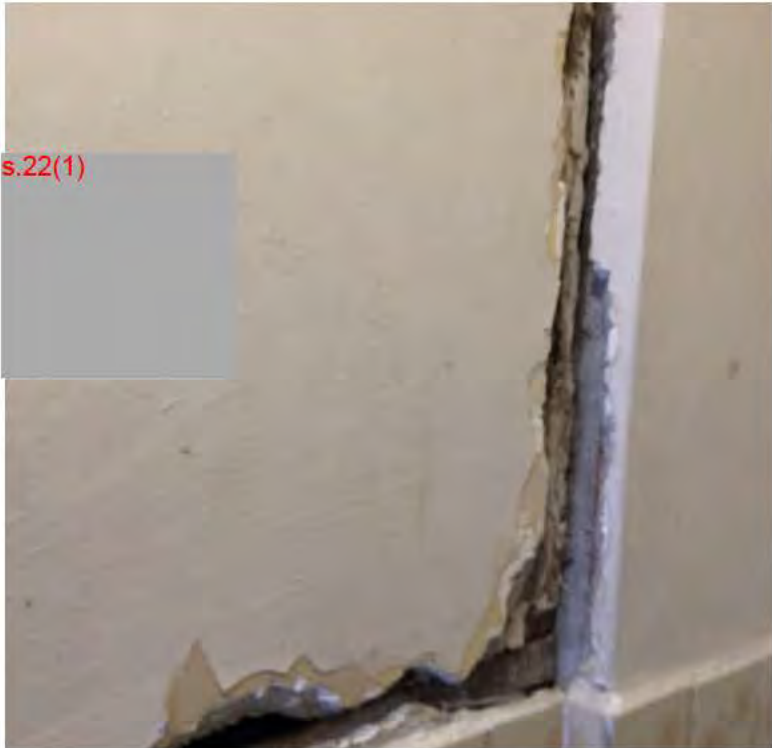
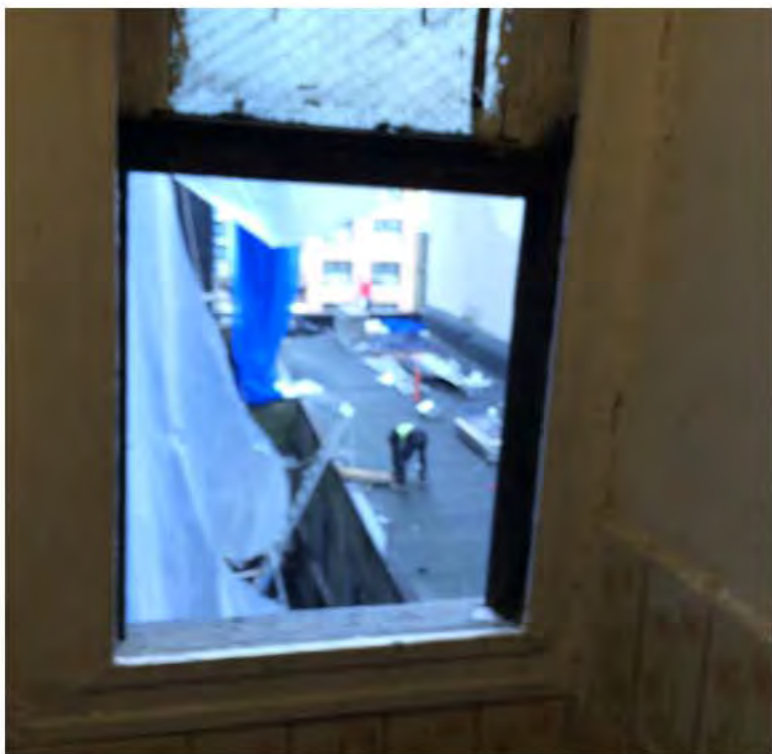
Photo	Description
	<p>4th floor - east side w/c wall damage behind door.</p>
	<p>4th floor - east side w/c.</p>


Photo	Description
	<p>4th floor - rear hallway light is not working or missing bulb.</p>
	<p>4th floor - west side bathing room.</p> <p>This room has been closed off for exploratory work by Ocean West Construction. The door has been screwed shut to stop access into the room.</p>

Photo	Description
<p>s.22(1)</p> 	<p>5th floor</p>
<p>s.22(1)</p> 	<p>5th floor - west side w/c.</p>



Photo	Description
	<p>5th floor - west side w/c wall tiles damaged.</p>
	<p>5th floor - west side w/c.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #46. The cover plate for the light switch is missing. Remedy: provide cover plate (SofM By-law 21.10(c))</p> <p>NOT DONE</p>

Photo	Description
	<p>5th floor - west side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #42) The wall tiles are tagged with graffiti. Remedy: remove all graffiti from wall tiles. (SofM By-law 21.10 (a))</p> <p>DONE</p>
	<p>5th floor - west side bathing room.</p>



Photo	Description
	<p>5th floor - west side bathing room.</p> <p>Wall tiles have come away from the wall.</p>
	<p>5th floor - west side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #44) The locking device on the door is damaged. Remedy: repair locking device. (SofM By-law 21.10 (d))</p> <p>NOT DONE - CATCH FOR SLIDE PIN MISSING.</p>



Photo	Description
	<p>5th floor - east side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #38) The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))</p> <p>NEW DRYWALL HAS BEEN INSTALLED BUT MOULD CAN BE SEEN GROWING THROUGH THE NEW DRYWALL ON THE CEILING AND THE WALLS. THIS BATHING ROOM WILL REQUIRE EXPLORATORY.</p>
	<p>5th floor - east side bathing room.</p>

Photo	Description
	<p>5th floor - east side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation # 39) The locking device on the door is damaged. Remedy: repair locking device. (SofM By-law 21.10 (d))</p> <p>NOT DONE - THE LOCK IS MISSING THE HARDWARE ON THE DOOR FRAME TO CATCH THE SLIDE PIN.</p>
	<p>5th floor - east side bathing room. Graffiti needs to be painted out.</p>

Photo	Description
	<p>5th floor - east side w/c. Light switch in disrepair in W/C.</p>
	<p>5th floor - east side w/c.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #41) The light fixture is not working or missing bulb. Remedy: replace light fixture. (SofM By-law 21.10 (c))</p> <p>NOT DONE</p>


Photo	Description
	<p>5th floor - east side w/c.</p> <p>Door is missing a locking device.</p>
	<p>5th floor - east side bathing room.</p> <p>Mould growing on the newly installed gyprock.</p> <p>Exploratory work required.</p>

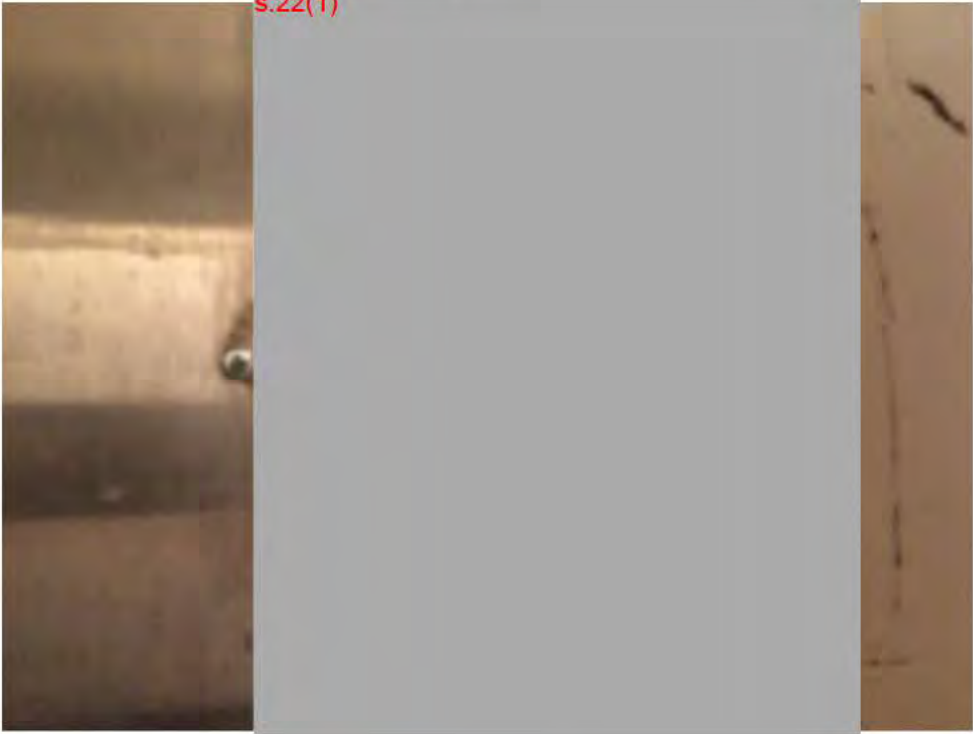

Photo	Description
	<p>5th floor - sleeping unit door.</p>
	<p>6th floor - west side w/c with door handle and locking device.</p>



Photo	Description
	<p>6th floor - west side shower room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #51) The shower head is missing. Remedy: replace faucet head. (SofM By-law 21.10 (f))</p> <p>NOT DONE</p>
	<p>6th floor - west side shower room.</p>

Photo	Description
	<p>6th floor - west side shower room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #53) The door is damaged. Remedy: replace door. (SofM By-law 21.10 (d))</p> <p>NOT DONE</p>
	<p>6th floor - west side w/c.</p>

Photo	Description
	<p>6th floor - east side bathing room.</p> <p>Graffiti needs to be painted out.</p>
	<p>6th floor - east side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #47) The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))</p> <p>NOT DONE</p>



Photo	Description
	<p>6th floor - east side bathing room.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #49) The walls are in need of repair. Remedy: repair and paint. (SofM By-law 21.10 (d))</p> <p>NOT DONE</p> <p>The wall repairs need to be painted and the new graffiti needs to be painted out.</p> <p>Items need to be removed from the sprinkler pipe.</p>
	<p>6th floor - east side bathing room.</p>

Photo	Description
	<p>6th floor - east side w/c.</p> <p>Access has been provided as per Order.</p> <p>Graffiti needs to be painted out.</p>
	<p>6th floor - east side w/c.</p>

Photo	Description
	<p>Hallway with items being stored.</p>
	<p>7th floor - west side w/c.</p> <p>Violation #58) The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f))</p> <p>DONE</p>



Photo	Description
	<p>7th floor - west side w/c.</p>
	<p>7th floor - west side bathing room.</p> <p>Access provided - ceiling and ceiling light repairs required.</p>



Photo	Description
	<p>7th floor -west side bathing room.</p> <p>Door repairs required including a locking device.</p>
	<p>7th floor - west side bathing room.</p>



Photo	Description
	<p>7th floor - west side bathing room.</p> <p>Ceiling repairs required.</p>
	<p>7th floor - east side w/c.</p>



Photo	Description
	<p>7th floor - east side w/c.</p> <p>As per Order dated Mar.3/17:</p> <p>Violation #57) The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))</p> <p>HOLE IN THE EAST WALL NOT REPAIRED BUT THE WALLS WERE PAINTED.</p>
	<p>7th floor - east side w/c door.</p>

Photo	Description
	<p>7th floor - east side w/c.</p>
	<p>7th floor main hallway.</p>

Photo	Description
	<p>Hallway with debris.</p>
	<p>Basement mechanical room.</p>


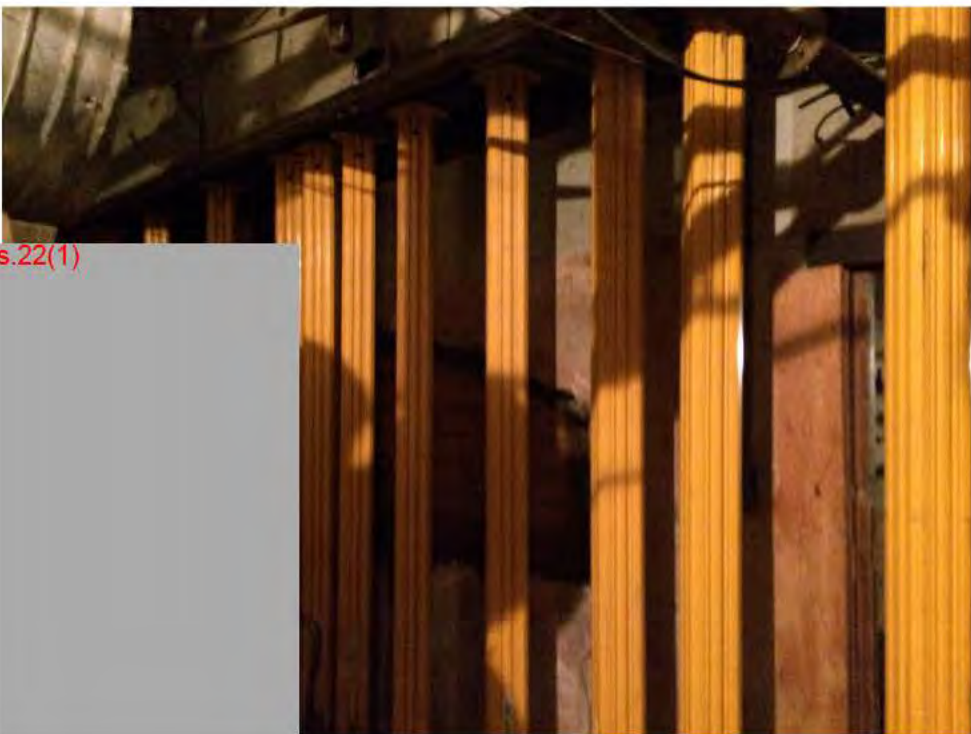
Photo	Description
	<p>Basement - Shoring in the west side of the basement.</p> <p>Shoring installed by Ocean West Construction.</p> <p>Shoring in place from the basement up to the underside of the 4th floor on the west elevation.</p>
 <p>s.22(1)</p>	<p>Shoring in basement.</p>

Photo	Description
	Shoring in basement



Main Address	160 E Hastings St	IR Number	IC 10651
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2017/01/25
Number of Storeys		EN Number	
Building Name		Permit Number	
Approved Use of Building/Land	SRA	Owner & Contact Info.	
Present Use of Building/Land	SRA	Owner's Rep & Contact Info.	Triville Enterprises Ltd.
Zoning	DTES	Tenant & Contact Info.	
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	17 - 119361

Reason for Inspection - ☐ Complaint | ☐ IA | ☐ Permit | ☐ Referral | ☒ Routine :

Routine Inspection of the Shared Washroom Facilities

In Attendance

Building	Ian Mackie	Owner/Rep	
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use	Becky Innes	Other	

Overview

This is an SRO with approx. 158 units sharing toilet and bathing facilities on the upper 7 floors.
General notes on the condition of the shared bathrooms located at the rear of the building:

- All floors appear to have excessive water damage at the rear of the building in the bathroom locations.
- Unless the water leaks are located and repaired any further drywall repairs will be futile as evidenced by the mould and water marks coming through what appears to be new drywall repairs in a number of locations.
- Many of the bathrooms and rear hallways are missing bulbs or have damaged light fixtures which could be caused by the ongoing water leak problem.

Note: All common hallways and stairwells are in disrepair (peeling paint, soiled walls, graffiti) and will require maintenance. The priority at this time is to repair the bathrooms. Common hallways will be addressed at a later date.

Violations and Remedies

Total number of violations:

Building - Violations

Completed by: Ian Mackie

Total:

Site visit today, through the common halls and shared washrooms from the top floor down to the ground floor including previous visits, it is evident that there is substantial water damage to the wall finishes. Repairs and patches have been made over time but the water staining still appearing the water damage has become

chronic. Most of the water damage has occurred at the rear of the building, near the common washrooms. These leaks may be due to water ingress over time from a compromised roof membrane or a failing cladding system, plumbing drainage or water supply systems or poor use from tenants.

Note: Also see envelope report from Spratt Emanuel Engineering Ltd dated Sept 19, 2016. (Observations 3.1 to 3.7 and Conclusions and Recommendations 4.2)

Remedies -

1. An Exploratory permit to remove wall finishes, including membranes of fire separations to determine the source or sources of the leaks. Discoveries may require additional permits (eg. Plumbing permits)
2. A comprehensive review needs to be done of the plumbing system by a mechanical engineer.

Property Use - Violations

Completed by:

Becky Innes

Total:

Standards of Maintenance By-Law

Note: Walls and ceilings are heavily damaged by water in the rear of the building in the bathroom areas. A building permit will be required to locate the source of water and to complete repairs including painting.

1st Floor

East side bathroom - The tub is missing faucet handles. Replace damaged or missing tiles. Repair holes in walls and paint and repair/paint bathroom doors.

East side w/c - Washroom was occupied at the time of inspection.

West side shower room - Walls heavily damaged by water in this area including the halls and ceiling around this area.

West side w/c - The toilet is plugged. The door needs to be replaced or repaired. Replace ceiling light.

2nd Floor

East side bathroom - Tub is missing faucet handles. Repair holes walls and ceiling and paint. Replace all missing or damaged tiles. Provide proper screening method on the bathroom windows (currently newspaper).

East side w/c - Ceiling light is missing light bulb. Replace missing locking device on door. The toilet is plugged.

West side shower room - Occupied at time of inspection - light switch in the hallway is missing a cover plate.

West side w/c - Repair the ceiling light. Repair and paint walls.

Replace missing handrail in the 2nd floor exit stairwell.

3rd Floor

East side bathroom - Remove all graffiti from wall tiles. The door is missing a door handle and a locking device.

East side w/c - Occupied at the time of inspection.

West side shower room - Missing faucet head and handles. Repair or replace the entrance door.

West side w/c - Repair ceiling light fixture. Replace missing locking device on the door. Replace missing cover plate on light switch.

4th Floor

East side bathroom - Currently under repairs - complete bathroom repairs.

East side w/c - Repair and paint door and replace missing locking devise.

West side bathroom - Replace missing or damaged wall tiles. Replace missing locking devise on door.

West side w/c - Toilet is plugged. Replace missing cover plate on the light switch.

5th Floor

East side bathroom - Repair the holes in walls and paint. Replace the damaged locking devise on door. Replace missing tub faucet handles.

East side w/c - Replace the light fixture.

West side bathroom - Remove all graffiti from the wall tiles. Replace damaged ceiling light fixture. Replace damaged locking devise on the door.

West side w/c - Replace damaged locking devise on door. Replace missing cover plate on the light switch.

6th Floor

East side bathroom - Replace missing tub faucet handles. Replace missing light bulb. Repair walls and paint.

East side w/c - Occupied at the time of inspection.

West side shower room - Replace missing shower head. Repair hole in ceiling and paint. Replace the damaged door.

West side w/c - Toilet is plugged. Replace missing door handles.

7th Floor

Both bathing rooms were occupied at the time of inspection.

East side w/c - Repair the holes in walls and paint.

West side w/c - Toilet is plugged.

All bathroom fixtures must be functional and in good working order.

All bathing rooms and w/c room walls and doors have been defaced with graffiti and or damage and require repairs/replacement and or painting.

All damaged or broken floor and wall tiles need to be replaced.

All bathrooms must have locking devises and door handles.

All bathrooms must have working light fixtures and light switches with cover plates.

All stairwell fire exit doors are required to self close and be fitted properly within the door frame.

Common hallways at the rear of the building that have been heavily damaged by water will require a building

permit to locate the source of the water leaks and to complete the repairs.

Electrical - Violations

Completed by: _____

Total:

Plumbing and Gas - Violations

Completed by: _____

Total:

Recommendations

Send a 30 day combined order to the r/o.

Photos Taken? ☒ Yes

☐ No

Notice Posted? ☐ Yes

- Type of Notice:

☒ No

☐ Stop Work Order

☐ Do Not Occupy

☐ Unsafe To Occupy

Date Report Made: January 23, 2017

Becky Innes

Case File Manager

FYA to: Susan Smith for combined order

FYI to: _____

L. Urekar

Manager / Supervisor Approval

Photo	Description
	<p>Example of water damage. Repairs made to wall finishes but water leaks still persist.</p>
	<p>More examples of water damage.</p>




Photo	Description
	<p>More examples of water damage.</p>
	<p>More examples of water damage.</p>

Photo	Description
	<p>Water damage to the ceiling and walls of the bathtub room on the west side of the 1st floor. Bi PUI 97.</p>



Main Address	160 E Hastings St	IR Number	IC 10659
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2017/04/19
Number of Storeys	8 Storeys + Basement	EN Number	
Building Name	Regent Hotel	Permit Number	
Approved Use of Building/Land	SRA	Owner & Contact Info.	Triville Enterprises Ltd.
Present Use of Building/Land	SRA	Owner's Rep & Contact Info.	Pal Sahota
Zoning	DEOD	Tenant & Contact Info.	
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	17-119361 - 158 Sleeping Units

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

Recheck Standards of Maintenance & Building By-Law Order dated March 3, 2017 and Detailed Access Inspection April 19, 2017.

In Attendance

Building	Ian Mackie	Owner/Rep	
Plumbing/Gas		Fire	
Electrical		VPD	
Property Use	Becky Innes	Other	Lynn Urekar

Overview

During the inspection on Jan.24/17, there were signs of water damage on the walls and ceilings in the bathroom areas at the rear of the building.

At a number of these locations the walls and ceilings appeared to have been recently repaired with new drywall but excessive amounts of mould and water stains could be seen coming through the drywall.

The Enforcement Order dated March 3/17, ordered the owner to apply for an exploratory permit to locate the source of the water leaks and to determine if any structural damage has occurred due to the chronic water leaks. The owners were also verbally ordered to stop replacing any water damaged drywall. We explained this as necessary in order to:

1. Determine the source of the water leaks & make those repairs
2. Leave the structural members exposed in order to determine if there was any structural damage and to what extent.

BP-2017-01211 was issued on Mar.9/17 for exploratory work as ordered. A separate permit will be required to complete any structural or building repairs found in the exploratory work.

The Enforcement Order dated Mar.3/17 also included a number of Standards of Maintenance violations. The order did not require the owners to do any beautifications of the washrooms but to have all the existing fixtures, fittings, toilets, sinks and bathing fixtures in proper working order while the exploratory work was underway and the extent of the water or structural damages could be assessed.

The building contains 158 sleeping units and there are currently approx. 13 units not rented. All of the bathing and sanitary facilities are required to provide basic needs to the residents.

Until the assessment is completed it is presumed that a number of the bathrooms areas will require a complete retrofit. A separate building permit will be required to rectify all findings from the exploratory work.

Several photos are in the report but the majority are filed in Posse and form a part of this report and evidence.

Violation Summary

Total number of violations - Previous and New: **Not Done**

Previous Violations

Total number of violations - Previous: **Done** **Not Done**

Building - Previous Violations

Completed by: Ian Mackie

Done **Not Done**
Total:

In accordance with Article 1.5.4.2. of Division C of the Building By-law and Subsections 23.2 and 23.8A of the Standards of Maintenance By-law, you are ORDERED TO:

1. Apply for and obtain any and all required permits to:

(a) locate and repair the source of the water leaks in both the common hallways at the rear of the building and in the bathroom areas; and

(b) repair the walls and ceilings that have been damaged by water in the common hallways and in the bathroom areas; and

SEE BP-2017-01211 - Interior alteration for exploratory work to assess structural and water damage at this existing Heritage B single room accommodation (SRA) building on this site.

2. Correct all the deficiencies detailed above (items nos. 1 through 58) in accordance with the Standards of Maintenance By-law. **NOT DONE**

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE TUESDAY, APRIL 18TH, 2017, THIS MATTER WILL BE REFERRED TO THE CITY PROSECUTOR;

Property Use - Previous Violations

Completed by: Becky Innes

Done **Not Done**
Total:

SPECIFIC VIOLATIONS:

1st Floor - East Side Bathroom -

BATHING ROOM IS OUT OF ORDER FOR EXPLORATORY WORK UNDER BP-2017-01211.

1. The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f))
2. Tiles are damaged or missing. Remedy: replace all damaged or missing tiles. (SofM By-law 21.10 (d))
3. The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))
4. The door is damaged. Remedy: repair and paint. (SofM By-law 21.10 (d))

1st Floor - East Side W/C

5. No access provided. Remedy: access to be provided. **ACCESS PROVIDED**

1st Floor - West Side Shower Room -

AREA IS CLOSED OFF FOR EXPLORATORY WORK UNDER BP-2017-01211. THIS SHOWER ROOM WILL BE THE FIRST TO BE RETROFITTED.

6. Walls are heavily damaged by water in this area, including the halls and ceiling around this area.
Remedy: walls to be repaired. (SofM By-law 21.10 (d))

1st Floor - West Side W/C

AREA IS CLOSED OFF FOR EXPLORATORY WORK UNDER BP-2017-01211. THIS WATERCLOSET ROOM WILL BE THE FIRST TO BE RETROFITTED.

7. The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f))
8. The door is damaged. Remedy: door to be replaced or repaired. (SofM By-law 21.10 (f))
9. Ceiling light does not work. Remedy: replace ceiling light. (SofM By-law 21.10 (c))

2nd Floor - East Side Bathroom

10. The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f)) **NOT DONE**
11. The walls and ceiling have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d)) **EXPLORATORY WORK WILL BE REQUIRED IN THIS BATHING ROOM.**
12. Tiles are damaged or missing. Remedy: replace all damaged or missing tiles. (SofM By-law 21.10 (d)) **NOT DONE**

2nd Floor - East Side W/C

13. Ceiling is missing light bulb. Remedy: provide light bulb. (SofM By-law 20.1) **NOT DONE**
14. The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d)) **NOT DONE**
15. The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f)) **DONE**

2nd Floor - West Side Shower Room

AREA UNDER EXPLORATORY WORK AS PER BP-2017-01211. THE SHOWER HAS BEEN COMPLETELY GUTTED.

16. No access provided. Remedy: provide access.
17. The light switch in the hallway is missing a cover plate. Remedy: provide cover plate
(SofM By-law 21.10 (c))

2nd Floor - West Side W/C

18. The ceiling light is damaged. Remedy: repair ceiling light. (SofM By-law 21.10 (c)) **DONE**
19. The walls are in disrepair. Remedy: repair and paint walls. (SofM By-law 21.10 (d)) **NOT DONE.**

2nd Floor - Exit Stairwell

20. A handrail is missing. Remedy: replace missing handrail. (SofM By-law 21.10 (d)) **DONE**

3rd Floor - East Side Bathroom

THIS BATHROOM WILL REQUIRE EXPLORATORY WORK AS WALLS AND CEILING ARE HEAVILY WATER DAMAGED.

21. The wall tiles are tagged with graffiti. Remedy: remove all graffiti from wall tiles.
(SofM By-law 21.10 (a)) **DONE**

22. The door is missing a door handle. Remedy: provide door handle.
(SofM By-law 21.10 (d)) **NOT DONE**

23. The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d)) **NOT DONE**

3rd Floor - East Side W/C

24. No access provided. Remedy: provide access. **PROVIDED**

3rd Floor - West Side Shower Room

AREA IS CLOSED OFF FOR EXPLORATORY WORK AS PER BP-2017-01211.8

25. The faucet head is missing. Remedy: replace faucet head. (SofM By-law 21.10 (f))

26. The faucet handles are missing. Remedy: replace faucet handles. (SofM By-law 21.10 (f))

27. The entrance door is damaged. Remedy: repair or replace door. (SofM By-law 21.10 (f))

3rd Floor - West Side W/C

28. The ceiling light fixture is damaged. Remedy: repair ceiling light fixture (SofM By-law 21.10 (c)) **NOT DONE**

29. The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d)) **NOT DONE**

30. The cover plate for the light switch is missing. Remedy: provide cover plate
(SofM By-law 21.10(c)) **NOT DONE**

4th Floor - East Side Bathroom

31. Currently under repairs. Remedy: complete bathroom repairs. (SofM By-law 21.10(f)) **OWNERS ORDERED TO STOP WALL REPAIRS AS MOULD GROWING ON WHAT APPEARS TO BE NEW DRYWALL. BATHROOM WILL REQUIRE EXPLORATORY WORK.**

4th Floor - East Side W/C

32. The door is damaged. Remedy: replace or repair door. (SofM By-law 21.10 (f)) **NOT DONE**

33. The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d)) **NOT DONE**

4th Floor - West Side Bathroom

AREA IS CLOSED OFF FOR EXPLORATORY WORK AS PER BP-2017-01211.

34. Tiles are damaged or missing. Remedy: replace all damaged or missing tiles. (SofM By-law 21.10 (d))

35. The door is missing a locking device. Remedy: provide locking device. (SofM By-law 21.10 (d))

4th Floor - West Side W/C

36. The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f)) **DONE**

37. The cover plate for the light switch is missing. Remedy: provide cover plate
(SofM By-law 21.10(c)) **NOT DONE**

5th Floor - East Side Bathroom

38. The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d))
NEW DRYWALL HAS BEEN INSTALLED BUT MOULD CAN BE SEEN GROWING THROUGH THE NEW DRYWALL AT THE CEILING LEVEL AND THE WALLS. THIS BATHING ROOM WILL REQUIRE EXPLORATORY WORK PRIOR TO ANY FURTHER WALL REPAIRS.

39. The locking device on the door is damaged. Remedy: repair locking device.
(SofM By-law 21.10 (d)) **NOT DONE - THE LOCK IS MISSING THE HARDWARE ON THE DOOR FRAME TO CATCH THE SLIDE PIN.**

40. The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f)) **DONE**

5th Floor - East Side W/C

41. The light fixture is not working or missing. Remedy: replace light fixture. (SofM By-law 21.10 (c)) **NOT DONE**

5th Floor - West Side Bathroom

42. The wall tiles are tagged with graffiti. Remedy: remove all graffiti from wall tiles.
(SofM By-law 21.10 (a)) **DONE**

43. The ceiling light fixture is damaged. Remedy: replace fixture. (SofM By-law 21.10(c)) **DONE**

44. The locking device on the door is damaged. Remedy: repair locking device.
(SofM By-law 21.10 (d)) **NOT DONE**

5th Floor - West Side W/C

45. The locking device on the door is damaged. Remedy: repair locking device.
(SofM By-law 21.10 (d)) **DONE**

46. The cover plate for the light switch is missing. Remedy: provide cover plate
(SofM By-law 21.10(c)) **NOT DONE**

6th Floor - East Side Bathroom

47. The bathtub faucet handles are missing. Remedy: replace handles. (SofM By-law 21.10 (f)) **NOT DONE**

48. Light bulb is missing. Remedy: replace light bulb. (SofM By-law 20.1) **DONE**

49. The walls are in need of repair. Remedy: repair and paint. (SofM By-law 21.10 (d)) **NOT DONE**

6th Floor - East Side Water Closet Room

50.No access provided. Remedy: provide access. **PROVIDED**

6th Floor - West Side Shower Room

51.The shower head is missing. Remedy: replace faucet head. (SofM By-law 21.10 (f)) **NOT DONE**

52. The ceiling has a hole. Remedy: repair hole and paint. (SofM By-law 21.10 (d)) **DONE**

53.The door is damaged. Remedy: replace door. (SofM By-law 21.10 (d)) **NOT DONE**

6th Floor - West Side Water Closet Room

54.The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f)) **DONE**

55.The door handles are missing. Remedy: replace door handles. (SofM By-law 21.10 (d)) **DONE**

7th Floor - Two (2) Bathrooms

56.No access provided. Remedy: provide access to both bathrooms. **PROVIDED**

7th Floor - East Side W/C

57. The walls have holes. Remedy: repair holes and paint. (SofM By-law 21.10 (d)) **HOLE IN THE EAST WALL NOT REPAIRED BUT THE WALLS WERE PAINTED.**

7th Floor - West Side W/C

58. The toilet is plugged. Remedy: unplug toilet. (SofM By-law 21.10 (f)) **DONE**

In accordance with Article 1.5.4.2. of Division C of the Building By-law and Subsections 23.2 and 23.8A of the Standards of Maintenance By-law, you are ORDERED TO:

1. Apply for and obtain any and all required permits to:

(a) locate and repair the source of the water leaks in both the common hallways at the rear of the building and in the bathroom areas; and

(b) repair the walls and ceilings that have been damaged by water in the common hallways and in the bathroom areas; and

SEE BP-2017-01211 - Interior alteration for exploratory work to assess structural and water damage at this existing Heritage B single room accommodation (SRA) building on this site.

2. Correct all the deficiencies detailed above (items nos. 1 through 58) in accordance with the Standards of Maintenance By-law. **NOT COMPLETED.**

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE TUESDAY, APRIL 18TH, 2017, THIS MATTER WILL BE REFERRED TO THE CITY PROSECUTOR;

Electrical - Previous Violations

Completed by: _____

Total:

Done	Not Done
<input type="text"/>	<input type="text"/>

Plumbing and Gas - Previous Violations	Completed by: _____	Total:	<table><tr><th>Done</th><th>Not Done</th></tr><tr><td><input type="text"/></td><td><input type="text"/></td></tr></table>	Done	Not Done	<input type="text"/>	<input type="text"/>
Done	Not Done						
<input type="text"/>	<input type="text"/>						

New Violations and Remedies

Total number of violations - New:

Building - New Violations

Completed by:

Total:

Property Use - New Violations

Completed by:

Total:

Electrical - New Violations

Completed by:

Total:

Plumbing and Gas - New Violations

Completed by:

Total:

Recommendations

Refer for charges.

Photos Taken?



Yes



No

Notice Posted?



Yes - Type of Notice:



No

☐ Stop Work Order☐ Do Not Occupy☐ Unsafe To Occupy


Date Report Made:

April 21, 2017Becky InnesCase File Manager

FYA to: _____

FYI to: _____

Manager / Supervisor Approval

Photo	Description
	<p>3RD floor, east side bathing room - mould and water coming through the recently installed drywall.</p>

REGISTERED AND REGULAR MAIL

March 3, 2017

PLEASE REFER TO:

B. Innes
Property Use Inspector
at 604.873.7762
beck.innes@vancouver.ca
CF-2017-000996

ORDER

Triville Enterprises Ltd.
6626 Angus Drive
Vancouver BC
V6P 5H9

Parkash Sahota
6626 Angus Drive
Vancouver BC
V6P 5H9

Triville Enterprises Ltd.
Pal Singh Sahota
160 East Hastings Street
Vancouver BC
V6A 1N4

Dear Sir/Madam:

RE: 160 East Hastings Street - REGENT HOTEL

During an inspection carried out by a Property Use Inspector and a Building Inspector on January 25, 2017, the inspectors observed property damage and maintenance issues throughout the **common areas and the bathing and toilet rooms** of your building at the above location, in contravention of the Standards of Maintenance By-law and the Building By-law.

The Standards of Maintenance (SofM) By-law sets out a variety of requirements for lodging houses. In particular, section 21.10 reads:

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.*

The inspectors note:

- All floors appear to have excessive water damage at the rear of the building in the bathroom locations.
- Many of the bathrooms and rear hallways are missing bulbs and have damaged light fixtures which could be caused by the ongoing water leak problem.
- All common hallways and stairwells are in disrepair (peeling paint, soiled walls, graffiti) and will require maintenance.
- All bathroom fixtures must be functional and in good working order.
- All bathing rooms and water closet room walls and doors have been defaced with graffiti and/or damaged and are to be repaired/replaced as required.
- All damaged or broken floor and wall tiles are to be replaced.
- All bathrooms must have door locking devices and door handles.
- All bathrooms must have working light fixtures and light switches with cover plates.
- All stairwell fire exit doors are required to self-close and be fitted properly within the door frame.

SPECIFIC VIOLATIONS:

1st Floor - East Side Bathroom

1. The bathtub faucet handles are missing. **Remedy:** *replace handles. (SofM By-law 21.10 (f))*
2. Tiles are damaged or missing. **Remedy:** *replace all damaged or missing tiles. (SofM By-law 21.10 (d))*
3. The walls have holes. **Remedy:** *repair holes and paint. (SofM By-law 21.10 (d))*
4. The door is damaged. **Remedy:** *repair and paint. (SofM By-law 21.10 (d))*

1st Floor - East Side W/C

5. No access provided. **Remedy:** *access to be provided.*

1st Floor - West Side Shower Room

6. Walls are heavily damaged by water in this area, including the halls and ceiling around this area. **Remedy:** *walls to be repaired. (SofM By-law 21.10 (d))*

1st Floor - West Side W/C

7. The toilet is plugged. **Remedy:** *unplug toilet. (SofM By-law 21.10 (f))*
8. The door is damaged. **Remedy:** *door to be replaced or repaired. (SofM By-law 21.10 (f))*
9. Ceiling light does not work. **Remedy:** *replace ceiling light. (SofM By-law 21.10 (c))*

2nd Floor - East Side Bathroom

10. The bathtub faucet handles are missing. **Remedy:** replace handles. (SofM By-law 21.10 (f))
11. The walls and ceiling have holes. **Remedy:** repair holes and paint. (SofM By-law 21.10 (d))
12. Tiles are damaged or missing. **Remedy:** replace all damaged or missing tiles. (SofM By-law 21.10 (d))

2nd Floor - East Side W/C

13. Ceiling is missing light bulb. **Remedy:** provide light bulb. (SofM By-law 20.1)
14. The door is missing a locking device. **Remedy:** provide locking device. (SofM By-law 21.10 (d))
15. The toilet is plugged. **Remedy:** unplug toilet. (SofM By-law 21.10 (f))

2nd Floor - West Side Shower Room

16. No access provided. **Remedy:** provide access.
17. The light switch in the hallway is missing a cover plate. **Remedy:** provide cover plate (SofM By-law 21.10 (c))

2nd Floor - West Side W/C

18. The ceiling light is damaged. **Remedy:** repair ceiling light. (SofM By-law 21.10 (c))
19. The walls are in disrepair. **Remedy:** repair and paint walls. (SofM By-law 21.10 (d))

2nd Floor - Exit Stairwell

20. A handrail is missing. **Remedy:** replace missing handrail. (SofM By-law 21.10 (d))

3rd Floor - East Side Bathroom

21. The wall tiles are tagged with graffiti. **Remedy:** remove all graffiti from wall tiles. (SofM By-law 21.10 (a))
22. The door is missing a door handle. **Remedy:** provide door handle. (SofM By-law 21.10 (d))
23. The door is missing a locking device. **Remedy:** provide locking device. (SofM By-law 21.10 (d))

3rd Floor - East Side W/C

24. No access provided. **Remedy:** provide access.

3rd Floor - West Side Shower Room

25. The faucet head is missing. **Remedy:** replace faucet head. (SofM By-law 21.10 (f))
26. The faucet handles are missing. **Remedy:** replace faucet handles. (SofM By-law 21.10 (f))
27. The entrance door is damaged. **Remedy:** repair or replace door. (SofM By-law 21.10 (f))

3rd Floor - West Side W/C

28. The ceiling light fixture is damaged. **Remedy:** repair ceiling light fixture (SofM By-law 21.10 (c))
29. The door is missing a locking device. **Remedy:** provide locking device. (SofM By-law 21.10 (d))

30. The cover plate for the light switch is missing. **Remedy:** provide cover plate
(SofM By-law 21.10(c))

4th Floor - East Side Bathroom

31. Currently under repairs. **Remedy:** complete bathroom repairs. (SofM By-law 21.10(f))

4th Floor - East Side W/C

32. The door is damaged. **Remedy:** replace or repair door. (SofM By-law 21.10 (f))
33. The door is missing a locking device. **Remedy:** provide locking device. (SofM By-law 21.10 (d))

4th Floor - West Side Bathroom

34. Tiles are damaged or missing. **Remedy:** replace all damaged or missing tiles. (SofM By-law 21.10 (d))
35. The door is missing a locking device. **Remedy:** provide locking device. (SofM By-law 21.10 (d))

4th Floor - West Side W/C

36. The toilet is plugged. **Remedy:** unplug toilet. (SofM By-law 21.10 (f))
37. The cover plate for the light switch is missing. **Remedy:** provide cover plate
(SofM By-law 21.10(c))

5th Floor - East Side Bathroom

38. The walls have holes. **Remedy:** repair holes and paint. (SofM By-law 21.10 (d))
39. The locking device on the door is damaged. **Remedy:** repair locking device.
(SofM By-law 21.10 (d))
40. The bathtub faucet handles are missing. **Remedy:** replace handles. (SofM By-law 21.10 (f))

5th Floor - East Side W/C

41. The light fixture is not working or missing. **Remedy:** replace light fixture. (SofM By-law 21.10 (c))

5th Floor - West Side Bathroom

42. The wall tiles are tagged with graffiti. **Remedy:** remove all graffiti from wall tiles.
(SofM By-law 21.10 (a))
43. The ceiling light fixture is damaged. **Remedy:** replace fixture. (SofM By-law 21.10(c))
44. The locking device on the door is damaged. **Remedy:** repair locking device.
(SofM By-law 21.10 (d))

5th Floor - West Side W/C

45. The locking device on the door is damaged. **Remedy:** repair locking device.
(SofM By-law 21.10 (d))
46. The cover plate for the light switch is missing. **Remedy:** provide cover plate
(SofM By-law 21.10(c))

6th Floor - East Side Bathroom

47. The bathtub faucet handles are missing. **Remedy:** replace handles. (SofM By-law 21.10 (f))

48. Light bulb is missing. **Remedy:** *replace light bulb. (SofM By-law 20.1)*
49. The walls are in need of repair. **Remedy:** *repair and paint. (SofM By-law 21.10 (d))*

6th Floor - East Side Water Closet Room

50. No access provided. **Remedy:** *provide access.*

6th Floor - West Side Shower Room

51. The shower head is missing. **Remedy:** *replace faucet head. (SofM By-law 21.10 (f))*
52. The ceiling has a hole. **Remedy:** *repair hole and paint. (SofM By-law 21.10 (d))*
53. The door is damaged. **Remedy:** *replace door. (SofM By-law 21.10 (d))*

6th Floor - West Side Water Closet Room

54. The toilet is plugged. **Remedy:** *unplug toilet. (SofM By-law 21.10 (f))*
55. The door handles are missing. **Remedy:** *replace door handles. (SofM By-law 21.10 (d))*

7th Floor - Two (2) Bathrooms

56. No access provided. **Remedy:** *provide access to both bathrooms.*

7th Floor - East Side W/C

57. The walls have holes. **Remedy:** *repair holes and paint. (SofM By-law 21.10 (d))*

7th Floor - West Side W/C

58. The toilet is plugged. **Remedy:** *unplug toilet. (SofM By-law 21.10 (f))*

In accordance with Article 1.5.4.2. of Division C of the Building By-law and Subsections 23.2 and 23.8A of the Standards of Maintenance By-law, you are ORDERED TO:

1. Apply for and obtain any and all required permits to:
 - (a) locate and repair the source of the water leaks in both the common hallways at the rear of the building and in the bathroom areas; and
 - (b) repair the walls and ceilings that have been damaged by water in the common hallways and in the bathroom areas; and
2. Correct all the deficiencies detailed above (items nos. 1 through 58) in accordance with the Standards of Maintenance By-law.

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE TUESDAY, APRIL 18TH, 2017, THIS MATTER WILL BE REFERRED TO THE CITY PROSECUTOR;

AND

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE, TUESDAY, MAY 23RD, 2017, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AT YOUR EXPENSE AS AUTHORIZED UNDER SECTION 23(9) OF THE STANDARDS OF MAINTENANCE BY-LAW. IF THE COSTS INCURRED ARE NOT PAID, THE CITY CAN COLLECT THEM BY ADDING THEM TO YOUR PROPERTY TAXES.

Follow-up Inspections:

In addition to the above, we note Article 1.5.2.1. of Division C of the Building By-law and Section 23.1 of the Standards of Maintenance By-law, state respectively:

- "1.5.2.1 The **Chief Building Official**, and any person authorized to act on behalf of the **Chief Building Official**, may enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law, or immediately if there is reason to believe an **unsafe condition** exists."
- "23.1 The City Building Inspector, and anyone authorized by the City Building Inspector, may enter any premises at any reasonable time for the purpose of determining whether or not such premises comply with the provisions of this By-law."

As an authorized representative of the City Building Inspector and the Director of Licenses and Inspections, a Property Use Inspector is authorized to carry out inspections of your building pursuant to the Standards of Maintenance By-law.

The Building Inspector and the Property Use Inspector will be returning to your building at the above location on **WEDNESDAY, APRIL 19TH, 2017 @ 11:00 am** to inspect for compliance with the Building By-law and the Standards of Maintenance By-law you are to provide access to **all areas** of your building.

AND;

The Building Inspector and the Property Use Inspector will **ALSO** be returning to your building at the above location on **THURSDAY, MAY 25TH, 2017 @ 11:00 am** to inspect for compliance with the Building By-law and the Standards of Maintenance By-law and you are to provide access to **all areas** of your building.

FAILURE TO PROVIDE ACCESS TO ALL AREAS OF YOUR BUILDING WILL RESULT IN THE MATTER BEING REFERRED TO THE CITY PROSECUTOR AND WILL NOT ABSOLVE YOU FROM COMPLYING WITH THIS ORDER.

Please be advised that City Inspectors and crews are authorized to enter onto a site for the purpose of enforcing these By-laws.

If you have any questions, please contact Ms. Becky Innes, Property Use Inspector, at 604.873.7762 or email becky.innes@vancouver.ca.

Yours truly,



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

BI/dlb

Copy: Posted on Building

Yours truly,



T. Hamilton
Acting Manager,
Property Use Inspections Branch

REGISTERED AND REGULAR MAIL

March 3, 2017

PLEASE REFER TO:

B. Innes
Property Use Inspector
at 604.873.7762
beck.innes@vancouver.ca
CF-2017-000996

ORDER

Triville Enterprises Ltd.
6626 Angus Drive
Vancouver BC
V6P 5H9

Parkash Sahota
6626 Angus Drive
Vancouver BC
V6P 5H9

Triville Enterprises Ltd.
Pal Singh Sahota
160 East Hastings Street
Vancouver BC
V6A 1N4

Dear Sir/Madam:

RE: 160 East Hastings Street - REGENT HOTEL

During an inspection carried out by a Property Use Inspector and a Building Inspector on January 25, 2017, the inspectors observed property damage and maintenance issues throughout the common areas and the bathing and toilet rooms of your building at the above location, in contravention of the Standards of Maintenance By-law and the Building By-law.

The Standards of Maintenance (SofM) By-law sets out a variety of requirements for lodging houses. In particular, section 21.10 reads:

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.*

The inspectors note:

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- Many of the bathrooms and rear hallways are missing bulbs and have damaged light fixtures which could be caused by the ongoing water leak problem.
- All common hallways and stairwells are in disrepair (peeling paint, soiled walls, graffiti) and will require maintenance.
- All bathroom fixtures must be functional and in good working order.
- All bathing rooms and water closet room walls and doors have been defaced with graffiti and/or damaged and are to be repaired/replaced as required.
- All damaged or broken floor and wall tiles are to be replaced.
- All bathrooms must have door locking devices and door handles.
- All bathrooms must have working light fixtures and light switches with cover plates.
- All stairwell fire exit doors are required to self-close and be fitted properly within the door frame.

SPECIFIC VIOLATIONS:

1st Floor - East Side Bathroom

1. The bathtub faucet handles are missing. **Remedy:** replace handles. (SofM By-law 21.10 (f))
2. Tiles are damaged or missing. **Remedy:** replace all damaged or missing tiles. (SofM By-law 21.10 (d))
3. The walls have holes. **Remedy:** repair holes and paint. (SofM By-law 21.10 (d))
4. The door is damaged. **Remedy:** repair and paint. (SofM By-law 21.10 (d))

1st Floor - East Side W/C

5. No access provided. **Remedy:** access to be provided.

1st Floor - West Side Shower Room

6. Walls are heavily damaged by water in this area, including the halls and ceiling around this area. **Remedy:** walls to be repaired. (SofM By-law 21.10 (d))

1st Floor - West Side W/C

7. The toilet is plugged. **Remedy:** unplug toilet. (SofM By-law 21.10 (f))
8. The door is damaged. **Remedy:** door to be replaced or repaired. (SofM By-law 21.10 (f))
9. Ceiling light does not work. **Remedy:** replace ceiling light. (SofM By-law 21.10 (c))

2nd Floor - East Side Bathroom

10. The bathtub faucet handles are missing. **Remedy:** *replace handles. (SofM By-law 21.10 (f))*
11. The walls and ceiling have holes. **Remedy:** *repair holes and paint. (SofM By-law 21.10 (d))*
12. Tiles are damaged or missing. **Remedy:** *replace all damaged or missing tiles. (SofM By-law 21.10 (d))*

2nd Floor - East Side W/C

13. Ceiling is missing light bulb. **Remedy:** *provide light bulb. (SofM By-law 20.1)*
14. The door is missing a locking device. **Remedy:** *provide locking device. (SofM By-law 21.10 (d))*
15. The toilet is plugged. **Remedy:** *unplug toilet. (SofM By-law 21.10 (f))*

2nd Floor - West Side Shower Room

16. No access provided. **Remedy:** *provide access.*
17. The light switch in the hallway is missing a cover plate. **Remedy:** *provide cover plate (SofM By-law 21.10 (c))*

2nd Floor - West Side W/C

18. The ceiling light is damaged. **Remedy:** *repair ceiling light. (SofM By-law 21.10 (c))*
19. The walls are in disrepair. **Remedy:** *repair and paint walls. (SofM By-law 21.10 (d))*

2nd Floor - Exit Stairwell

20. A handrail is missing. **Remedy:** *replace missing handrail. (SofM By-law 21.10 (d))*

3rd Floor - East Side Bathroom

21. The wall tiles are tagged with graffiti. **Remedy:** *remove all graffiti from wall tiles. (SofM By-law 21.10 (a))*
22. The door is missing a door handle. **Remedy:** *provide door handle. (SofM By-law 21.10 (d))*
23. The door is missing a locking device. **Remedy:** *provide locking device. (SofM By-law 21.10 (d))*

3rd Floor - East Side W/C

24. No access provided. **Remedy:** *provide access.*

3rd Floor - West Side Shower Room

25. The faucet head is missing. **Remedy:** *replace faucet head. (SofM By-law 21.10 (f))*
26. The faucet handles are missing. **Remedy:** *replace faucet handles. (SofM By-law 21.10 (f))*
27. The entrance door is damaged. **Remedy:** *repair or replace door. (SofM By-law 21.10 (f))*

3rd Floor - West Side W/C

28. The ceiling light fixture is damaged. **Remedy:** *repair ceiling light fixture (SofM By-law 21.10 (c))*
29. The door is missing a locking device. **Remedy:** *provide locking device. (SofM By-law 21.10 (d))*

30. The cover plate for the light switch is missing. **Remedy:** provide cover plate
(SofM By-law 21.10(c))

4th Floor - East Side Bathroom

31. Currently under repairs. **Remedy:** complete bathroom repairs. (SofM By-law 21.10(f))

4th Floor - East Side W/C

32. The door is damaged. **Remedy:** replace or repair door. (SofM By-law 21.10 (f))
33. The door is missing a locking device. **Remedy:** provide locking device. (SofM By-law 21.10 (d))

4th Floor - West Side Bathroom

34. Tiles are damaged or missing. **Remedy:** replace all damaged or missing tiles. (SofM By-law 21.10 (d))
35. The door is missing a locking device. **Remedy:** provide locking device. (SofM By-law 21.10 (d))

4th Floor - West Side W/C

36. The toilet is plugged. **Remedy:** unplug toilet. (SofM By-law 21.10 (f))
37. The cover plate for the light switch is missing. **Remedy:** provide cover plate
(SofM By-law 21.10(c))

5th Floor - East Side Bathroom

38. The walls have holes. **Remedy:** repair holes and paint. (SofM By-law 21.10 (d))
39. The locking device on the door is damaged. **Remedy:** repair locking device.
(SofM By-law 21.10 (d))
40. The bathtub faucet handles are missing. **Remedy:** replace handles. (SofM By-law 21.10 (f))

5th Floor - East Side W/C

41. The light fixture is not working or missing. **Remedy:** replace light fixture. (SofM By-law 21.10 (c))

5th Floor - West Side Bathroom

42. The wall tiles are tagged with graffiti. **Remedy:** remove all graffiti from wall tiles.
(SofM By-law 21.10 (a))
43. The ceiling light fixture is damaged. **Remedy:** replace fixture. (SofM By-law 21.10(c))
44. The locking device on the door is damaged. **Remedy:** repair locking device.
(SofM By-law 21.10 (d))

5th Floor - West Side W/C

45. The locking device on the door is damaged. **Remedy:** repair locking device.
(SofM By-law 21.10 (d))
46. The cover plate for the light switch is missing. **Remedy:** provide cover plate
(SofM By-law 21.10(c))

6th Floor - East Side Bathroom

47. The bathtub faucet handles are missing. **Remedy:** replace handles. (SofM By-law 21.10 (f))

48. Light bulb is missing. **Remedy:** *replace light bulb. (SofM By-law 20.1)*
49. The walls are in need of repair. **Remedy:** *repair and paint. (SofM By-law 21.10 (d))*

6th Floor - East Side Water Closet Room

50. No access provided. **Remedy:** *provide access.*

6th Floor - West Side Shower Room

51. The shower head is missing. **Remedy:** *replace faucet head. (SofM By-law 21.10 (f))*
52. The ceiling has a hole. **Remedy:** *repair hole and paint. (SofM By-law 21.10 (d))*
53. The door is damaged. **Remedy:** *replace door. (SofM By-law 21.10 (d))*

6th Floor - West Side Water Closet Room

54. The toilet is plugged. **Remedy:** *unplug toilet. (SofM By-law 21.10 (f))*
55. The door handles are missing. **Remedy:** *replace door handles. (SofM By-law 21.10 (d))*

7th Floor - Two (2) Bathrooms

56. No access provided. **Remedy:** *provide access to both bathrooms.*

7th Floor - East Side W/C

57. The walls have holes. **Remedy:** *repair holes and paint. (SofM By-law 21.10 (d))*

7th Floor - West Side W/C

58. The toilet is plugged. **Remedy:** *unplug toilet. (SofM By-law 21.10 (f))*

In accordance with Article 1.5.4.2. of Division C of the Building By-law and Subsections 23.2 and 23.8A of the Standards of Maintenance By-law, you are ORDERED TO:

1. Apply for and obtain any and all required permits to:
 - (a) locate and repair the source of the water leaks in both the common hallways at the rear of the building and in the bathroom areas; and
 - (b) repair the walls and ceilings that have been damaged by water in the common hallways and in the bathroom areas; and
2. Correct all the deficiencies detailed above (items nos. 1 through 58) in accordance with the Standards of Maintenance By-law.

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE TUESDAY, APRIL 18TH, 2017, THIS MATTER WILL BE REFERRED TO THE CITY PROSECUTOR;

AND

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE, TUESDAY, MAY 23RD, 2017, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AT YOUR EXPENSE AS AUTHORIZED UNDER SECTION 23(9) OF THE STANDARDS OF MAINTENANCE BY-LAW. IF THE COSTS INCURRED ARE NOT PAID, THE CITY CAN COLLECT THEM BY ADDING THEM TO YOUR PROPERTY TAXES.

Follow-up Inspections:

In addition to the above, we note Article 1.5.2.1. of Division C of the Building By-law and Section 23.1 of the Standards of Maintenance By-law, state respectively:

- "1.5.2.1 The **Chief Building Official**, and any person authorized to act on behalf of the **Chief Building Official**, may enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law, or immediately if there is reason to believe an **unsafe condition** exists."
- "23.1 The City Building Inspector, and anyone authorized by the City Building Inspector, may enter any premises at any reasonable time for the purpose of determining whether or not such premises comply with the provisions of this By-law."

As an authorized representative of the City Building Inspector and the Director of Licenses and Inspections, a Property Use Inspector is authorized to carry out inspections of your building pursuant to the Standards of Maintenance By-law.

The Building Inspector and the Property Use Inspector will be returning to your building at the above location on **WEDNESDAY, APRIL 19TH, 2017 @ 11:00 am** to inspect for compliance with the Building By-law and the Standards of Maintenance By-law you are to provide access to all areas of your building.

AND;

The Building Inspector and the Property Use Inspector will **ALSO** be returning to your building at the above location on **THURSDAY, MAY 25TH, 2017 @ 11:00 am** to inspect for compliance with the Building By-law and the Standards of Maintenance By-law and you are to provide access to all areas of your building.

FAILURE TO PROVIDE ACCESS TO ALL AREAS OF YOUR BUILDING WILL RESULT IN THE MATTER BEING REFERRED TO THE CITY PROSECUTOR AND WILL NOT ABSOLVE YOU FROM COMPLYING WITH THIS ORDER.

Please be advised that City Inspectors and crews are authorized to enter onto a site for the purpose of enforcing these By-laws.

If you have any questions, please contact Ms. Becky Innes, Property Use Inspector, at 604.873.7762 or email becky.innes@vancouver.ca.

Yours truly,



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

BI/dlb

Copy: Posted on Building

Yours truly,



T. Hamilton
Acting Manager,
Property Use Inspections Branch