



CF Number	CF-2016-000839	Date of Inspection (yyyy/mm/dd)	2017/05/17
Main Address	160 East Hastings Street	Specifics and/or Suite #	
Secondary Address			
Tenant	Various	Number of Storeys	8 + Basement
Owner	Triville Enterprises Ltd 6626 Angus Drive Vancouver BC V6P 5H9	Permit Number	N/A
Agent		Approved Use of Building/Land	Multiple Dwelling (SRA)
District Zone	DEOD	Present Use of Building/Land	Multiple Dwelling (SRA)
Business License	17-119361		

Reason for Inspection Re-Check order dated March 2, 2017.

Narrative/Observations

Inspection with Pal and Gudy Sahota, Aly Smith VPD #2518 and Mike Bidwell PUI revealed that a significant number of the violations previously reported in our order dated March 2, 2017, still remain un-repaired.

Remaining Violations from order dated March 2, 2017:

1. Room # ~~s.22(1)~~ the installation of the Security Camera for the building has left holes in the walls and ceiling. These penetrations have not been fire stopped. (see photo) violation: Section 14.1(1)
2. Room # ~~s.22(1)~~ the sink faucet has not been repaired, the faucet is still not connected to the water supply of the building. (see photo) violation: Section 16.1(1)
3. Room # ~~s.22(1)~~ the light fixture in this room has not been replaced. (see photo) violation: Section 19.1(1)
4. Room # ~~s.22(1)~~ the electrical cover plates have not been replaced. violation: Section 19.1(1)(b)
5. Room # ~~s.22(1)~~ the window pane has not been replaced. (see photo) violation: Section 8.1(2)(f)
6. Room # ~~s.22(1)~~ the light fixture has no light bulb provided. I was un-able to determine if the light fixture is working. Pest control invoices have been provided, however; they do not show that this room has received treatment for the mice infestation. violation: Section 19.1(1) and 4.1(13)
7. Room # ~~s.22(1)~~ the holes in the walls have not been repaired, the door frame has not been repaired and the electrical cover plates have not been provided. Note: the electrical outlet is now broken and needs to be replaced. violation: Section 14.1(1), 19.1(1)(b) and 15.1(1)
8. Room # ~~s.22(1)~~ access to this room was denied by the tenant. Pal Sahota confirmed that the repairs have not been done due to the tenant not allowing access.
9. Room # ~~s.22(1)~~ the ceiling in the room has not been repaired. The electrical fixture on the wall has not been repaired. violation: Section 14.1(1) and 19.1(1)
10. Room # ~~s.22(1)~~ Pest control invoices have been provided, however; they do not show that this room has received treatment for the mice infestation. violation: Section 14.1(13)

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11. Room # ~~s.22(1)~~ access to this room was still not provided. The tenant has changed the lock on the unit door. During the inspection on April 10, 2017. I instructed the building owners to remove the electronic key pad entry lock on this door and provide a keyed dead bolt lock so that access could be provided on our next inspection. The same electronic key pad lock is still present on this unit door. violation: Article 1.5.2.1 of Division C VBL and Section 23.1 Standards of Maintenance By-law
12. Room # ~~s.22(1)~~ the leak in the sink plumbing has not been repaired. violation: Section 16.1(1)
13. Room # ~~s.22(1)~~ the walls have not been repaired, the door frame has not been repaired properly or replaced, a new sink and cabinet has been provided, however; the sink top is not properly attached to the cabinet, this job is not complete. violation: Section 14.1(1), 15.1(1) and 16.1(1)
14. Room # ~~s.22(1)~~ the walls and ceiling have been patched, however; the ceiling still appears to be falling away from the structural members above and may fall at any time. The hot water faucet is still missing a tap handle and is not operable as originally reported in the original inspection report on October 4, 2016. violation: Section 14.1(1) and 16.1(1)
15. Room # ~~s.22(1)~~ there is no evidence that proper Pest Control has been provided. violation: Section 4.1(13)
16. Room # ~~s.22(1)~~ there is no evidence that proper Pest Control has been provided. violation: Section 4.1(13)
17. Room # ~~s.22(1)~~ the electrical lighting in this room is still not functioning. (this room is now vacant) violation: Section 19.1(1)
18. Room # ~~s.22(1)~~ access to this room is still not possible as the management does not have a key that works for this room. violation: Article 1.5.2.1 of Division C VBL and Section 23.1 Standards of Maintenance By-law
19. Room # ~~s.22(1)~~ there has been an attempt to repair this door frame, however; the door does not close and latch properly. violation: Article 1.5.2.1 of Division C VBL and Section 23.1 Standards of Maintenance By-law
20. Room # ~~s.22(1)~~ there is no evidence that proper Pest Control has been provided. violation: Section 4.1(13)
21. Room # ~~s.22(1)~~ there has been an attempt to repair this door frame, however; the door does not close and latch properly. violation: Section 15.1(1)
22. Room # ~~s.22(1)~~ there is no evidence that proper Pest Control has been provided. violation: Section 4.1(13)
23. Room # ~~s.22(1)~~ there has been an attempt to repair this door frame, however; the door does not close and latch properly. The sink has still not been repaired. The electrical light fixture has not been repaired. violation: Section 15.1(1), 16.1(1) and 19.1(1)
24. Room # ~~s.22(1)~~ there has been an attempt to repair this door frame, however; the door does not close and latch properly. violation: Section 15.1(1)
25. Room # ~~s.22(1)~~ there has been an attempt to repair this door frame, however; the door does not close and latch properly. violation: Section 15.1(1)
26. Room # ~~s.22(1)~~ there has been an attempt to repair this door frame, however; the door does not close and latch properly. violation: Section 15.1(1)
27. Room # ~~s.22(1)~~ it does not appear there has been any attempt to repair the door or door frame properly here, the door knob is not installed properly and the door frame does not have the corresponding hardware to allow the door to latch properly. (see photos) violation: Section 15.1(1)

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28. Room # §22(1) the walls and ceiling have been repaired. This work required a building permit due to the extent of the work needed in this room. A review of city records does not show a Building Permit for this work. violation: Section 14.1(1)
29. Room # §22(1) the door and door frame to this room was completely removed at the time of this inspection. The workmen doing this work were present and working at the time of this inspection. violation: Section 15.1(1)
30. Room # §22(1) Access to this room was not provided the building management does not have the key for this units door. violation: Article 1.5.2.1 of Division C VBBL and Section 23.1 Standards of Maintenance By-law
31. 6th floor washroom. The floor tiles in this bathing room have not been repaired. violation: Section 13.1(3)
32. 3rd floor bathing room. The taps are still missing from the faucet, the shower head has not been replaced and the tiles on the floor have not been repaired. violation: Section 13.1(3) and 16.1(1)
33. Building exterior 4th & 5th storey east elevation. The graffiti markings still remain as originally reported in the inspection report of October 4, 2016. violation: Graffiti bylaw # 7343 Section 6.

Requirements

Standards of Maintenance By-law # 4562
Vancouver Building By-law

Recommendations

Refer for Prosecution.

Photos Taken? ☒ Yes ☐ No

Date Report Made: June 2, 2017

Bruce Peet & Mike Bidwell
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☐ Enforcement ☐ Project / Permit

FYA to: _____

FYI to: _____

Manager / Supervisor

IR Number


UI 59539

EN Number

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Date of Inspection (yyyy/mm/dd)

2017/05/17

Photo	Description
	<p>May 17, 2017.</p> <p>Room # s.22(1)</p> <p>Photos shows that the penetration in the wall above the unit door for the installation of the Security Camera for the building has not been repaired.</p>
	<p>May 17, 2017.</p> <p>Room # s.22(1)</p> <p>Photo shows that the sink faucet is still not connected to the water supply of the building.</p>

IR Number

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EN Number

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000839

Date of Inspection (yyyy/mm/dd)

2017/05/17

Photo	Description
	<p>May 17, 2017.</p> <p>Room # 5.22(1)</p> <p>Photo shows that the light fixture in this room has not been replaced.</p>
	<p>May 17, 2017.</p> <p>Room # 5.22(1)</p> <p>Photo showing the window is in the same state as originally discovered during the inspection on October 4, 2017. (see next photo)</p>

IR Number

UI 59539

EN Number

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000839

Date of Inspection (yyyy/mm/dd)

2017/05/17

Photo	Description
	<p>May 17, 2017.</p> <p>Room # s.22(1) photo shows that there has been no electrical coverplate provided and the electrical out let is now damaged.</p>
	<p>May 17, 2017.</p> <p>Room # s.22(1) photo shows that the wall and door frame has not been repaired. This forms part of the fire separation between the unit and the common hallway and does not perform it's intended function in this condition.</p>

IR Number



UI 59539

EN Number

CF-2016-000839

Date of Inspection (yyyy/mm/dd)

2017/05/17

Photo	Description
	<p>May 17, 2017.</p> <p>Room # 5-22(1)</p> <p>Photo shows the presence of an electronic keypad on this unit door. Access to this unit is not possible as the building management does not have a key or the code for this lock.</p>
	<p>May 17, 2017.</p> <p>Room # 5-22(1)</p> <p>Photo shows the unit door knob installed missing the latch mechanism. The result is the door does not latch when closed.</p> <p>This is further evidence that the work being done in this building by un-qualified staff does not meet Building Code requirements.</p>

IR Number

UI 59539

EN Number

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Date of Inspection (yyyy/mm/dd)

2017/05/17

Photo	Description
	<p>May 17, 2017.</p> <p>Room #s 22(1)</p> <p>Photo shows that this door does not close or latch properly. The door frame does not have the needed hardware for the door knob to latch properly.</p> <p>This is further evidence that the work being done in this building by un-qualified staff does not meet Building Code requirements.</p>

CF Number	CF-2016-000839	Date of Inspection (yyyy/mm/dd)	2017/04/10
Main Address	160 E HASTINGS STREET, Vancouver, BC V6A 1N4	Specifics and/or Suite #	
Tenant	Various	Number of Storeys	7 + Basement
Owner	TRIVILLE ENTERPRISES LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	N/A
Agent	Bilesh Layange	Approved Use of Building/Land	Lodging House (SRA)
District Zone	DEOD	Present Use of Building/Land	Lodging House (SRA)
Business License	17-123582		

Reason for Inspection Re-Check order dated March 2, 2017.

Narrative/Observations

Inspection History:

- Annual Inspection October 4, 2016.
- S of M SRA cover letter sent October 13, 2016.
- S of M Order sent October 24, 2016 replacing letter of October 13, 2016.
- December 7, 2016. Re-Check of S of M Order dated October 24, 2016.
- S of M 30/60 day Order sent March 2, 2017.
- April 10, 2017. Re-Check of S of M 30/60 day Order dated March 2, 2017.

Inspection on April 10, 2017. Revealed that. 26 (twenty six) violations have been corrected. 37 (thirty seven) violations have not been corrected. 16 (sixteen) violations were not able to be inspected due to an inability to gain access to the rooms. 8 (eight) violations regarding providing Pest Control have not been corrected, no proof of pest control for these units has been provided.

The following 26 (twenty six) items listed in our order dated March 2, 2017. Have been corrected.

1. 6, 8, 18, 19, 20, 23, 29, 30, 31, 32, 33, 40, 44, 45, 46, 49, 50, 51, 52, 60, 64, 65, 73, 78, 79 and 87

The following 37 (thirty seven) items listed in our order dated March 2, 2017. Have not been corrected.

- 1 Item #2 - Room s.22(1) - The wall and ceiling around the steam pipe has not been repaired. Section 21.10(d)
- 2 Item #3 - Room s.22(1) - The sink has been replaced however the new sink is not attached to the new cabinet. Section 21.10(f)
- 3 Item #5 - Room s.22(1) - The holes in the walls and ceiling created by the installation of the video surveillance system has not been repaired. Section 21.10(d)
- 4 Item #7 - Room s.22(1) - The hot water faucet has not been repaired the faucet is still not connected to the hot water supply line of the building. (see photo). Section 21.4(a)
- 5 Item #9 - Room s.22(1) - The electrical out let on the wall has not been repaired. Section 19.1(1)

- 6 Item #10 - Room s.22(1) - The unit door has been replaced; however, there is a one inch gap at the top of the door which does not provide adequate fire protection. Section 15.1(1)
- 7 Item #11 - Room s.22(1) - The window pane has not been replaced. (see photos) Section 8.1(1)
- 8 Item #12 - Room s.22(1) - The cold water faucet has not been repaired. The faucet will not turn off. The tenant must use the lower shutoff valve under the sink to turn off the cold water. Section 16.1(1)
- 9 Item #13 - Room s.22(1) - The lighting fixtures in this room do not work. Section 19.1(1)
- 10 Item #21 - Room s.22(1) - The ceiling has not been repaired. The fire separation (ceiling) is falling away from the building structure. (see photos) Section 14.1(1)
- 11 Item #22 - Room s.22(1) - The heating radiator needs to be repaired (new violation).
- 12 Item #24 - Room s.22(1) - The ceiling in the bathroom has been repaired, however; it appears the source of the water leak which caused the damage has not been repaired. (see photo) Section 14.1(1)
- 13 Item #25 - Room s.22(1) - The electrical fixture on the wall has not been repaired. Section 19.1(1)
- 14 Item #34 - Room s.22(1) - The leak in the sink plumbing has not been repaired. Section 14.1(1)
- 15 Item #35 - Room s.22(1) - The walls have not been repaired (now vacant). Section 21.10(d)
- 16 Item #36 - Room s.22(1) - The door frame has not been replaced (now vacant). Section 21.10(d)
- 17 Item #37 - Room s.22(1) - The sink has not been replaced (now vacant). Section 14.1(1)
- 18 Item #38 - Room s.22(1) - The electrical cover plate has not been replaced (now vacant). Section 19.1(1)(b)
- 19 Item #39 - Room s.22(1) - The wall has not been repaired. Section 21.10(d)
- 20 Item #41 - Room s.22(1) - The faucet has not been repaired. Section 14.1(1)
- 21 Item #47 - Room s.22(1) - The unit door has been replaced; however, the new door is damaged and does not have proper hardware. Section 21.10(d) See photo.
- 22 Item #53 - Room s.22(1) - The floor has not been repaired. Section 21.10(d)
- 23 Item #56 - Room s.22(1) - The door frame has not been replaced. Section 21.10(d)
- 24 Item #61 - Room s.22(1) - The electrical outlet has not been repaired. Section 19.1(1)
- 25 Item #63 - Room s.22(1) - The door frame has not been replaced. Section 21.10(d)
- 26 Item #67 - Room s.22(1) - The door frame has not been repaired. Section 21.10(d)
- 27 Item #68 - Room s.22(1) - The sink has not been repaired. Section 16.1(1)
- 28 Item #69 - Room s.22(1) - The electrical light fixture has not been repaired. 19.1(1)
- 29 Item #70 - Room s.22(1) - The ceiling has not been repaired. Section 21.10(d)
- 30 Item #71 - Room s.22(1) - The door frame has not been replaced. Section 21.10(d)
- 31 Item #72 - Room s.22(1) - The door frame has not been replaced. Section 21.10(d) See photo.
- 32 Item #75 - Room s.22(1) - The door frame has not been repaired. Section 21.10(d) see photo.

- 33 Item #76 - Room s.22(1) - The door frame has not been replaced. Section 21.10(d)
- 34 Item #77 - Room s.22(1) - The walls and ceiling have been repaired; however, there is no Building permit for this work, due to the extent of the work required a building permit is required.
- 35 Item #80 - Room s.22(1) - The door frame has not been replaced. Section 21.10(d)
- 36 Item #85 - 6th Floor - Washroom - floor has not been repaired and tiles are still missing. 13.1(4)
- 37 Item #86 - 3rd Floor - Bathing Room - the faucet is still missing the taps, the shower head is still missing and the tiles on floor have not been repaired. Sections 13.1(4) and Section 16.1(1)

The following 16 (sixteen) items listed on our order dated March 2, 2017. were not able to be inspected due to an inability to gain access to these rooms.

1, 15, 16, 17, 27, 28, 48, 54, 55, 57, 58, 59, 81, 82, 83 and 84

The following 8 (eight) items listed on our order dated March 2, 2017. Have not been verified with proof of Pest Control treatment from a qualified Pest Control Professional.

4, 14, 26, 42, 43, 62, 66, and 74

Note: item # 77 relating to room s.22(1) The work in this room has been partially done. Due to the extent of the work a building permit is required for this work. A search of the City's records shows no building permit has been issued for the repair work in this room.

Requirements

Standards of Maintenance by-law # 5462 Section 21.10

Recommendations

Refer for prosecution.

Photos Taken? ☒ Yes ☐ No

Date Report Made: April 11, 2017

Bruce Peet
Inspector's Name



Photo	Description
	<p>Room # s 22(1)</p> <p>Photos shows that the hot water tap in this room is still not connected to the buildings hot water supply line.</p>
	<p>Room # s.22(1)</p> <p>Even though the unit door to this room has been replaced. There is an approx. 1 inch gap at the top of the door as well as a gap along the vertical edge of the door.</p>



Photo	Description
	<p>Room # s.22(1)</p> <p>Photo shows the window pane has not been replaced and is still in the same condition as originally inspected on October 4, 2016. See next photo.</p>
	<p>Room # s.22(1)</p> <p>Photo from October 4, 2016. Showing the original the state of this window originally inspected October 4, 2016.</p>



Photo	Description
	<p>Room # s.22(1)</p> <p>Photo from December 7, 2016. Showing the condition of the ceiling falling away from the building structure.</p>
	<p>Room # s.22(1)</p> <p>Photo taken April 10, 2017. Showing that the ceiling has not been repaired and is still in the same condition as previously reported.</p>



Photo	Description
	<p>Room # s.22(1)</p> <p>Photos shows that the ceiling and wall has been repaired, however; the new wall board is showing signs of water damage and mould suggesting that the source of the leak which is causing this situation has not been corrected.</p>
	<p>Room # s.22(1)</p> <p>Photo shows that the new replacement door is damaged and does not contain proper hardware.</p>

Photo	Description
<div data-bbox="126 216 272 989">s.22(1)</div> 	<p>Room # s.22(1)</p> <p>Photo shows that the door frame has not been replaced.</p>

CF Number	CF-2016-000839	Date of Inspection (yyyy/mm/dd)	2016/12/07
Main Address	160 East Hastings Street	Specifics and/or Suite #	
Secondary Address			
Tenant	Various	Number of Storeys	8 + Basement
Owner	TRIVILLE ENTERPRISES LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	N/A
Agent		Approved Use of Building/Land	Multiple Dwelling (SRA)
District Zone	DEOD	Present Use of Building/Land	Multiple Dwelling (SRA)
Business License	16-120557		

Reason for Inspection Re-Check: Annual SRA inspection S of M order dated October 2, 2016.

Narrative/Observations

Inspection History:

- Annual SRA Inspection October 4, 2016.
- S of M cover letter sent October 13, 2016.
- S of M Order sent October 24, 2016 replacing letter of October 13, 2016.
- December 7, 2016. Re-Check of S of M order dated October 24, 2016.

Inspection December 7, 2016 reveled the following. 21 violations have been repaired 5 new violations have been noted.

1. Room # § 22(1) The counter top for the sink has not been replaced.
2. Room # The wall and ceiling around the steam pipe has not been repaired.
3. Room # The sink has not been replaced.
4. Room # There is no evidence that pest control has been provided.
5. Room # There was no access to this room.
6. Room # The door hand set has not been repaired or replaced.
7. Room # The faucet has not been repaired or replaced.
8. Room # The door frame has not been replaced.
9. Room # There was no access to this room, I was unable to determine if the electrical fixtures have been repaired.
10. Room # § 22(1) The unit door has been replaced, There was no access to this room to determine if the electrical cover plates have been replaced.

11. Room # s.22(1) The window pane has not been replaced.
12. Room # The faucet has not been repaired.
13. Room # The lighting fixtures in this room do not work.
14. Room # There is no evidence that pest control has been provided.
15. Room # The walls have not been repaired. (new violation)
16. Room # The door frame has not been repaired.
17. Room # here are electrical cover plates missing (new violation)
18. Room # The ceiling in the bathroom has not been repaired.
19. Room # There was no access to this room to determine if the ceiling had been repaired.
20. Room # The electrical coverplate has not been replaced.
21. Room # The ceiling has not been repaired.
22. Room # The heating radiator needs to be repaired. (new violation)
23. Room # The unit door has not been replaced.
24. Room # The ceiling has not been repaired.
25. Room # The electrical fixture on the wall has not been repaired.
26. Room # There is no evidence that pest control has been provided.
27. Room # There was no access to this room to determine if the walls and ceiling above the door have been repaired.
28. Room # s.22(1) There was no access to this room to determine if the electrical cover plate has been replaced.
29. Room s.22(1) The heating radiator needs to be repaired. (new violation)
30. Room There was no access to this room to determine if the sink has been replaced.
31. Room The door frame has not been replaced.
32. Room The electrical cover plate has not been replaced.
33. Room The walls have not been repaired.
34. Room The leak in the sink plumbing has not been repaired.
35. Room The walls have not been repaired. (now vacant)
36. Room The door frame has not been replaced. (now vacant)
37. Room The sink has not been replaced. (now vacant)
38. Room The electrical cover plate has not been replaced. (now vacant).
39. Room The wall has not been repaired.

40. Room # s.22(1) The unit door has not been replaced.
41. Room # The faucet has not been repaired.
42. Room # There is no evidence that pest control has been provided.
43. Room # There is no evidence that pest control has been provided.
44. Room # The unit door has not been replaced.
45. Room # The unit door has not been replaced.
46. Room # The electrical lighting fixture has not been repaired.
47. Room # The unit door has not been replaced.
48. Room # The electrical lighting in this unit does not work and has not been repaired.
49. Room # The faucet has not been repaired.
50. Room # The hot water faucet has not been repaired.
51. Room # The door frame has not been replaced.
52. Room # The walls and floor have not been repaired.
53. Room # The floor has not been repaired.
54. Room # The walls need to be repaired (new violation)
55. Room # The electrical cover plates have not been replaced.
56. Room # The door franme has not been replaced.
57. Room # The ceiling has not been repaired.
58. Room # The unit door has not been replaced.
59. Room # The electrical outlet has not been repaired.
60. Room # The door handset has not been replaced.
61. Room # The electrical outlet has not been repaired.
62. Room # There is no evidence that pest control has been provided.
63. Room # The door frame has not been replaced.
64. Room # The electrical lighting fixture has not been repaired.
65. Room # The door frame has not been replaced.
66. Room # There is no evidence that pest control has been provided.
67. Room # The door frame has n ot been repaired.
68. Room # The sink has not been repaired.

69. Room # s.22(1) The electrical light fixture has not been repaired.
70. Room # s.22(1) The ceiling has not been repaired.
71. Room # The door frame has not been replaced.
72. Room # The door frame has not been replaced.
73. Room # The faucet has not been repaired.
74. Room s.22(1) There is no evidence that pest control has been provided.
75. Room The door frame has not been replaced.
76. Room The door frame has not been replaced.
77. Room The walls and ceiling has not been repaired, there is no building permit . (building permit required for this room due to the extent of the work)
78. Room s.22(1) The door frame has not been replaced.
79. Room The sink has not been repaired or replaced.
80. Room The door frame has not been replaced.
81. Room The ceiling has not been repaired.
82. Room The door frame has not been replaced.
83. Room The door frame has not been replaced.
84. Room The toilet in the bathroom of this unit is still clogged.
85. The graffiti markings on the South elevation ground floor level and the graffiti markings on the East elevation 4th and 5th storey level have not been removed.
86. The 6th floor washroom floor has not been repaired. The tiles are still missing.
87. The 3rd floor bathing room faucet is still missing the taps the show head is still missing and the tiles on the floor have not been repaired.
88. The second floor toilet room window is still broken and has not been repaired.

Requirements

Standards of Maintenance by-law # 5642 Section 21

Recommendations

Refer for prosecution.

Photos Taken? ☒ Yes ☐ No

Date Report Made: December 15, 2016

Bruce Peet
Inspector's Name

Violation Details	
Violation Number: VI-2016-02283	Violation: work required
Violation Date: Oct 11, 2016	:
Violation Type: Standards of Maintenance By-Law No. 5462	Violation Instructions:
Resolve By:	
Violation Status:	

Photo	Description
	6th floor Bathing room showing the faucet with no handles.

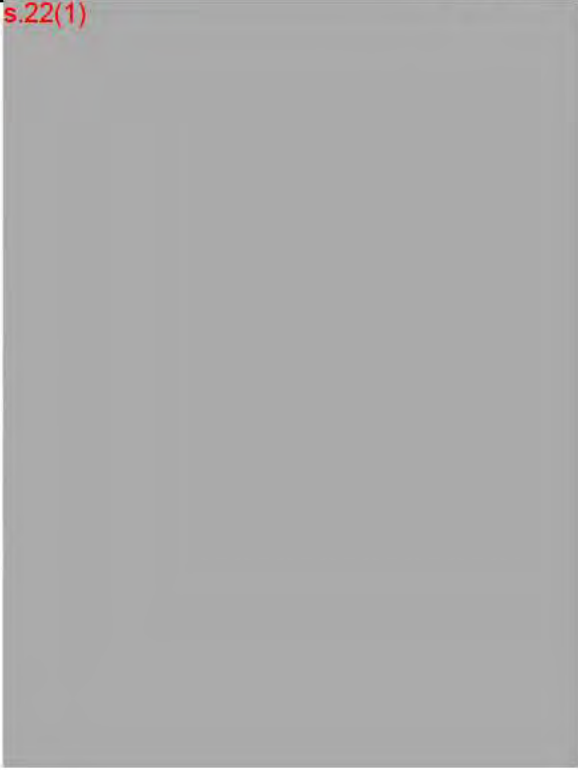

Photo	Description
 A large rectangular area is completely redacted with a solid grey color. The text "s.22(1)" is written in red in the top-left corner of this area.	Room # s.22(1) the counter top has not been replaced.
 A photograph showing significant water damage to a white ceiling. Large, irregular brown and tan stains are visible, with some peeling of the ceiling material. A wooden beam or support is visible on the left side of the frame.	Room # s.22(1) the ceiling has not been repaired.


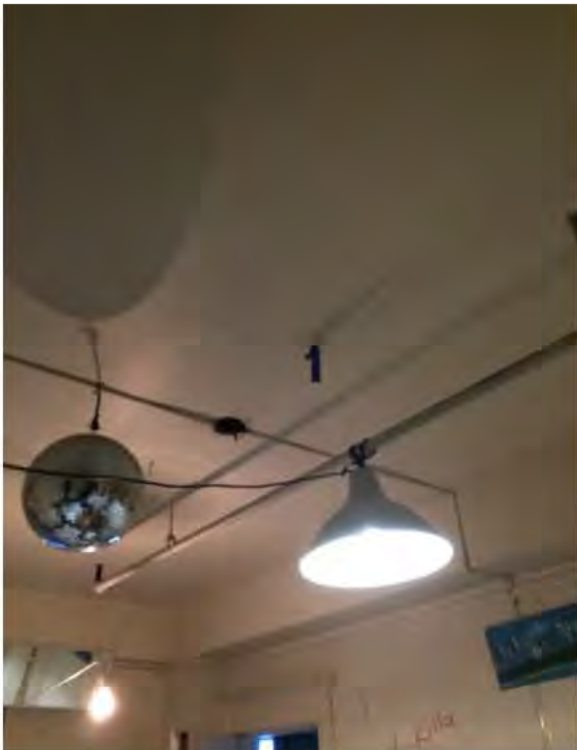

Photo	Description
<div>s.22(1)</div> 	Room # s.22(1) the door has not been replaced and there is no working lock on this door still.
	Room # s.22(1) Photo shows the the make shift lighting provided by the tenant. The lighting in this unit does not work.

Photo	Description
	<p>Room # s.22(1) ceiling in the bathroom</p>
	<p>Room # s.22(1) Photo shows the low standard of repairs done throughout this building.</p>

REGISTERED AND REGULAR MAIL

TO BE HAND DELIVERED

October 24, 2016

PLEASE REFER TO:

B. Peet
Property Use Inspector
at 604.873.7585
bruce.peet@vancouver.ca
CF-2016-000839

ORDER

Triville Enterprises Ltd.
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

This replaces our letter dated October 13, 2016.

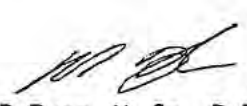
An inspection carried out by the Property Use Inspector on October 4, 2016 revealed that your property at the above location is in contravention of the Standards of Maintenance By-law:

Attached is a copy of the checklist of the deficiencies which was handed to the Building Manager/Representative, Darshan S. Punia, on the date of inspection.

Pursuant to Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the deficiencies outlined in the checklist dated October 4, 2016 (copy attached) **ON OR BEFORE NOVEMBER 25TH, 2016.**

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE CITY INITIATING LEGAL ACTION AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,


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

TH/BP/dlb
Enclosure
CC: Posted on Building

NOV. 28/16
Dir: ☒ No ☐ Yes
To: _____
Date: _____ Init: _____

REGISTERED AND REGULAR MAIL

March 2, 2017

PLEASE REFER TO:

B. Peet
Property Use Inspector
at 604.873.7585
bruce.peet@vancouver.ca
CF-2016-000839

ORDER

Triville Enterprises Ltd.
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

This is further our order dated October 24, 2016.

A re-inspection carried out by the Property Use Inspector on December 7, 2016, revealed that although a number of the items have been rectified, the following items remain outstanding and new violations were observed, in contravention of the Standards of Maintenance By-law which states:

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.*

Specific violations:

- s.22(1)**
1. Room - The countertop has not been replaced.
 2. Room - The wall and ceiling around the steam pipe has not be repaired.
 3. Room - The sink has not been replaced.
 4. Room - There is no evidence that pest control has been provided.
 5. Room - There was no access to this room.
 6. Room - The door hand set has not been repaired or replaced.
 7. Room - The faucet has not been repaired or replaced.
 8. Room - The door frame has not been replaced.
 9. Room - There was no access to this room.
- Unable to determine if the electrical fixtures have been repaired.
 10. Room - The unit door has been replaced.
- There was no access to this room.
- Unable to determine if the electrical cover plates have been replaced.
 11. Room - The window pane has not been replaced.
 12. Room - The faucet has not been repaired.
 13. Room - The lighting fixtures in this room do not work.
 14. Room - There is no evidence that pest control has been provided.
 15. Room - The walls have not been repaired (new violation).
 16. Room - The door frame has not been repaired.
 17. Room - There are electrical cover plates missing (new violation).
 18. Room - The ceiling in the bathroom has not been repaired.
 19. Room - There was no access provided to this room.
- Unable to determine if the ceiling had been repaired.
 20. Room - The electrical cover plate has not been replaced.
 21. Room - The ceiling has not been repaired.
 22. Room - The heating radiator needs to be repaired (new violation).
 23. Room - The unit door has not been replaced.
 24. Room - The ceiling has not been repaired.
 25. Room - The electrical fixture on the wall has not been repaired.

- s.22(1)
26. Room - There is no evidence that pest control has been provided.
 27. Room - There was no access provided to this room.
- Unable to determine if the walls and ceiling above the door have been repaired.
 28. Room - There was no access provided to this room.
- Unable to determine if the electrical cover plate has been replaced.
 29. Room - The heating radiator needs to be repaired (new violation).
 30. Room - There was no access provided to this room.
- Unable to determine if the sink has been replaced.
 31. Room - The door frame has not been replaced.
 32. Room - The electrical cover plate has not been replaced.
 33. Room - The walls have not been repaired.
 34. Room - The leak in the sink plumbing has not been repaired.
 35. Room - The walls have not been repaired (now vacant).
 36. Room - The door frame has not been replaced (now vacant).
 37. Room - The sink has not been replaced (now vacant).
 38. Room - The electrical cover plate has not been replaced (now vacant).
 39. Room - The wall has not been repaired.
 40. Room - The unit door has not been replaced.
 41. Room - The faucet has not been repaired.
 42. Room - There is no evidence that pest control has been provided.
 43. Room - There is no evidence that pest control has been provided.
 44. Room - The unit door has not been replaced.
 45. Room - The unit door has not been replaced.
 46. Room - The electrical lighting fixture has not been repaired.
 47. Room - The unit door has not been replaced.
 48. Room - The electrical lighting does not work and has not been repaired.
 49. Room - The faucet has not been repaired.
 50. Room - The hot water faucet has not been repaired.
 51. Room - The door frame has not been replaced.

52. Room - The walls and floor have not been repaired.
53. Room - The floor has not been repaired.
54. Room - The walls need to be repaired (new violation).
55. Room - The electrical cover plates have not been replaced.
56. Room - The door frame has not been replaced.
57. Room - The ceiling has not been repaired.
58. Room - The unit door has not been replaced.
59. Room - The electrical outlet has not been repaired.
60. Room - The door handset has not been replaced.
61. Room - The electrical outlet has not been repaired.
62. Room - There is no evidence that pest control has been provided.
63. Room - The door frame has not been replaced.
64. Room - The electrical lighting fixture has not been repaired.
65. Room - The door frame has not been replaced.
66. Room - There is no evidence that pest control has been provided.
67. Room - The door frame has not been repaired.
68. Room - The sink has not been repaired.
69. Room - The electrical light fixture has not been repaired.
70. Room - The ceiling has not been repaired.
71. Room - The door frame has not been replaced.
72. Room - The door frame has not been replaced.
73. Room - The faucet has not been repaired.
74. Room - There is no evidence that pest control has been provided.
75. Room - The door frame has not been repaired.
76. Room - The door frame has not been replaced.
77. Room - The walls and ceiling have not been repaired. There is no Building Permit.
Note: Building Permit required for this room due to the extent of the work.
78. Room - The door frame has not been replaced.

79. Room 522(1) - The sink has not been repaired or replaced.
80. Room - The door frame has not been replaced.
81. Room - The ceiling has not been repaired.
82. Room - The door frame has not been replaced.
83. Room - The door frame has not been replaced.
84. Room - The toilet in the bathroom of this unit is still clogged.
85. 6th Floor - Washroom - floor has not been repaired and tiles are still missing.
86. 3rd Floor - Bathing Room - the faucet is still missing the taps, the shower head is still missing and the tiles on floor have not been repaired.
87. 2nd Floor - Toilet Room - window is still broken and has not been repaired.

Note: Graffiti markings on the south elevation ground floor level and on the east elevation 4th and 5th storey level have not been removed.

In accordance with Subsections 23.2 and 23.8A of the Standards of Maintenance By-law, you are ORDERED TO:

1. Correct all the deficiencies detailed above (items nos. 1 through 87) in accordance with the Standards of Maintenance By-law.

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE MONDAY, APRIL 3rd 2017, THIS MATTER WILL BE REFERRED TO THE CITY PROSECUTOR;

AND

IF YOU DO NOT COMPLY WITH THIS ORDER ON OR BEFORE, WEDNESDAY, MAY 3RD 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 Property Use Inspector will be returning to your building at the above location on **MONDAY, APRIL 10TH, 2017 @ 1:00 pm** to inspect for compliance with the Standards of Maintenance By-law you are to provide access to **all areas** of your building.

AND;

The Property Use Inspector will **ALSO** be returning to your building at the above location on **WEDNESDAY, MAY 10TH, 2017 @ 1:00 pm** to inspect for compliance with 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 Mr. Bruce Peet, Property Use Inspector, at 604.873.7585 or via email to bruce.peet@vancouver.ca.

Yours truly,



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

BP/dlb

Copy: Posted on Building

Yours truly,



T. Hamilton
Acting Manager,
Property Use Inspections Branch



Main Address	160 E Hastings St	IR Number	IE 11539
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2017/04/20
Number of Storeys	8 Storeys	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.	
Zoning	DEOD	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	17-110361 - Hotel - SRA

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

No hot water in the building.

In Attendance

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

Overview

Inspection today revealed the following:

The hot water tank is not in working order. We spoke with the plumber, Markim Projects Ltd. and advised that he has ordered a part for the hot water tank but it will not be available until Monday, April 24, 2017.

Violations and Remedies

Total violations:

Standards of Maintenance By-Law

Section 21.4 Every lodging house operator shall provide:

- (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120E to 140E Fahrenheit (49E - 60E Celsius) at all times at each fixture,

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

- (b) fixtures and appliances in good working order and repair;
(f) sinks, toilets and bathing fixtures in good working order and repair.

Remedy: Immediately restore the hot water throughout the building.

Recommendations

Send Order to the r/o's to immediately restore the hot water throughout the building.

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, 2017

Becky Innes
Case File Manager

FYA to: _____

FYI to: _____

Manager / Supervisor Approval



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:

☐ Stop Work Order

☐ Do Not Occupy

☐ Unsafe To Occupy

☒

No

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>



IR Number	UI 57038	EN Number	EN 114955	Date of Inspection (yyyy/mm/dd)	2016/01/14
Main Address	160 East Hastings Street			Specifics and/or Suite #	
Secondary Address					
Tenant	Numerous			Number of Storeys	7 + Basement
Owner	TRIVILLE ENTERPRISES LTD			Permit Number	N/A
Agent	Bilesh Liyanage 604-838-4487			Approved Use of Building/Land	Multiple Dwelling (SRA)
District Zone	DEOD			Present Use of Building/Land	Multiple Dwelling (SRA)
Business License	16-120577				

Reason for Inspection Re-Check: Verbal order given Jan 8, 2016. To the building manager Sonny.
Re: Complaint dated Jan 6, 2016. Case # 7147772.

Narrative/Observations

Inspection revealed the following Standards of maintenance violations.

1. The toilets on the 6th floor 5th floor and 2nd floor do not flush properly. Toilets throughout the building are missing toilet seats. Internal parts in the tanks are broken or missing causing the toilets to not be functioning properly. Remedy: repair all toilets throughout the building as required.
2. The window in the toilet room at the 2nd floor level on the East side of the building will not close. Remedy: Repair or replace this window.
3. The window in the bathtub room at the 2nd floor level on the East side of the building is missing one of the window panes. Remedy: replace this window.
4. Construction debris has been left in the hallway outside the wash room facilities on the 6th floor in the South West hallway. Remedy: remove this debris.
5. Debris previously left in the 5th floor main hallway has been moved to the South West hallway and still remains. Remedy: remove this debris.
6. Trash and debris in the 1st floor main hallway. Remedy: remove this debris.

Requirements

Standards of Maintenance By-Law # 5462 Sections

- 8.1(2) (e): repairing or replacing defective or missing essential door and window hardware,
- 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.
- 21.11: No lodging house operator shall permit storage or accumulation of rags, refuse, junk or discarded material of any kind within a lodging house or the site thereof. Garbage shall be stored in standard closed garbage containers and removed to the exterior garbage enclosure daily.

Recommendations

10 day order to the R/O. with 60 day provision.

Photos Taken? ☒ Yes ☐ No

IR Number UI 57038 EN Number EN 114955 Date of Inspection (yyyy/mm/dd) 2016/01/14

Date Report Made: January 15, 2016

Bruce Peet
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Ameeta Kang for SM letter/order; Donna Buchannon to update RPS;


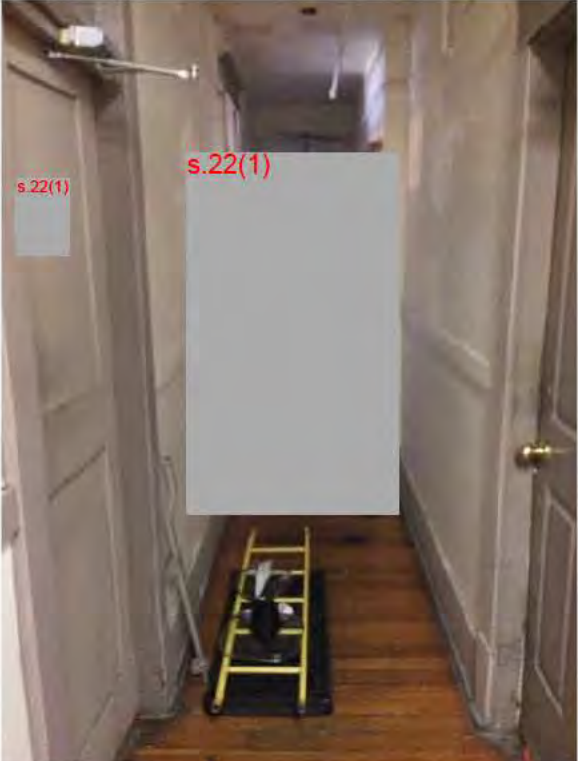
FYI to:

Sy Jung

Manager / Supervisor

Photo	Description
	<p>6th floor East side toilet showing broken and missing internal parts. The tank will not fill.</p>

IR Number UI 57038 EN Number EN 114955 Date of Inspection (yyyy/mm/dd) 2016/01/14

Photo	Description
	Construction debris in the 6 th floor hallway South West hallway.
	Debris in the 6 th floor South West hallway.

IR Number UI 57038 EN Number EN 114955 Date of Inspection (yyyy/mm/dd) 2016/01/14

Photo	Description
	2 nd floor toilet South West side showing a broken toilet seat.
	2 nd floor bathtub room South East side showing the missing window.

IR Number UI 57038 EN Number EN 114955 Date of Inspection (yyyy/mm/dd) 2016/01/14

Photo	Description
	<p>2nd floor toilet room located South East side showing the window which will not close and the toilet which does not flush.</p>
	<p>Debris in the 1st floor main hallway.</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
& HAND DELIVERED**

PLEASE REFER TO:
B. Innes
Property Use Inspector
at 604.873.7762
becky.innes@vancouver.ca
CF-2017-004817

ORDER

April 21, 2017

Triville Enterprises Ltd.
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

On April 20, 2017, our inspection services carried out an inspection in your building at the above location and reported the following violation:

1. The hot water tank is not in working order.

The above constitutes a violation of the Standards of Maintenance By-law, which states:

Section 21.4 - Every lodging house operator shall provide:

- (a) that, where this By-law requires plumbing fixtures to have hot water, such fixtures shall be connected to a service water heating facility which provides water at a temperature range of 120°F (49°C) and a maximum of 140°F (60°C) at all times at each fixture.*

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

- (b) fixtures and appliances in good working order and repair;*
(f) sinks, toilets and bathing fixtures in good working order and repair.

Therefore, in accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to provide the minimum hot water temperature as described above, IMMEDIATELY.

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

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

Yours truly,

A handwritten signature in black ink, appearing to be 'P. Ryan', followed by a long horizontal line extending to the right.

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

BI/dlb

CF Number	CF-2018-000115	Date of Inspection (yyyy/mm/dd)	2018/01/05
Main Address	160 E HASTINGS STREET, Vancouver, BC V6A 1N4	Specifics and/or Suite #	
Tenant	Various	Number of Storeys	8 + Basement
Owner	TRIVILLE ENTERPRISES LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	
Agent		Approved Use of Building/Land	Hotel SRA
District Zone	DEOD	Present Use of Building/Land	Hotel SRA
Business License			

Reason for Inspection Referral: from Becky Innes

Narrative/Observations

Inspection by Becky Innes revealed that the elevator in this building is not operating. The building manager on duty cannot confirm if there has been a call placed for the elevator to be repaired.

Becky Innes has called and left messages for both Pal and Gudy Sahota with no response.

Requirements

Standards of Maintenance By-law # 5462 Section 11A.1(1)

Recommendations

Immediate order to repair the elevator and maintain it in operating condition.

Photos Taken? ☐ Yes ☒ No

Date Report Made: January 5, 2018

Becky Innes
Inspector's Name

Violation Details	
Violation Number: VI-2018-00085	Violation: Elevator Not working
Violation Date: Jan 05, 2018	Standards of Maintenance By-law 5462 Sec 11A.1(1): Every elevator in any building used for residential purposes shall be maintained in an operational condition at all times.
Violation Type: Standards of Maintenance By-Law No. 5462	Violation Instructions: Immediate order to repair elevator
Resolve By:	
Violation Status:	

**REGISTERED AND REGULAR MAIL
AND HAND DELIVERED**

January 5, 2018

PLEASE REFER TO:
B. Innes
Property Use Inspector
at 604.873.7762
becky.innes@vancouver.ca
CF-2018-000115

ORDER

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

Dear Sir/Madam:

RE: 160 East Hastings Street - REGENT HOTEL - ELEVATOR

A recent inspection of your building at the above location, carried out by the Property Use Inspector, revealed the following Standards of Maintenance By-law violation:

- The elevator is not operational.

Standards of Maintenance By-law 5462 Section 11A.1(1) states:

*Every elevator in any building used for residential purposes
shall be maintained in an operational condition at all times.*

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are **ORDERED TO** correct the above deficiency **IMMEDIATELY**.

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

CF Number	CF-2017-012187	Date of Inspection (yyyy/mm/dd)	2017/09/19
Main Address	160 E HASTINGS STREET, Vancouver, BC V6A 1N4	Specifics and/or Suite #	1 st & 2 nd floors
Tenant		Number of Storeys	8 + Bsmt
Owner	TRIVILLE ENTERPRISES LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	
Agent	Ranjeeva Samaranayake (ranjeevas@hotmail.com)	Approved Use of Building/Land	SRA
District Zone	DEOD	Present Use of Building/Land	SRA
Business License	2017 - 119361 - 158 SU's		

Reason for Inspection 2017 Annual Inspection of the 1st and 2nd floor sleeping units.

Narrative/Observations

Inspection today revealed the following Standards of Maintenance Violations under sec 21.10 :

1. Room ^{s.22(1)} the window pane is broken - Photo 1
2. Room the light switch cover plate is missing Photo 2
3. Room the door framing and transom repairs need to be completed Photo 3
4. Room there are holes in the walls and wall damage around the door frame Photo 4
5. Room the hand sink needs to be resurfaced photo 5
6. Room the door framing above the entrance door is missing photo 7
7. Room the ceiling GWB is cracked and damaged photo 6
8. Room the smoke alarm is missing photo 8
9. Room the hand sink needs to be resurfaced photo 9
10. Room the room is heavily cluttered photo 10
11. Room the hand sink needs to be resurfaced or replaced
12. Room the door is damaged around the handset and locking device photo 11
13. Room there are holes in the walls photo 12
14. Room the door is damaged and needs to be replaced photo 13
15. Room the light fixture base is hanging from the ceiling photo 14
16. Room the window pane is cracked and needs to be replaced photo 15

- s.22(1)
17. Room - the hand sink needs to be resurfaced photo 16
 18. Room - the walls are damaged and in need of repairs and painting photo 17
 19. Room - the room is heavily cluttered photo18
 20. Room - the entrance door is missing a handset photo 19
 21. Room - the hand sink has been removed from the wall photo 20
 22. Room - the door framing and transom repairs need to be completed photo 21
 23. Room - there is a hole in the ceiling photo 22
 24. Room - the entrance door is missing a handset photo 26
 25. Room - the window pane is broken photo 23
 26. Room - the sink surround is damaged photo 24
 27. Room - the taps to the hand sink are not secure
 28. Room - there are holes in the walls photo 25
 29. Room - the window pane is broken
 30. Room - the transom above the door has a hole in it photo 28
 31. Room - the smoke alarm is missing
 32. Room - the ceiling light fixture is missing in the bathroom photo 29
 33. Room - tiles are missing around bathtub photo 30
 34. Room - faucet handles on bathtub are missing photo 30
 35. Room - hand sink has been removed photo 31
 36. Room - walls and ceiling of the bathroom are water damaged
 37. Room - bathroom light fixture is missing
 38. Room - the hand sink needs to be resurfaced photo 32
 39. Room - there are sections of basement board missing
 40. Room - the self-closure device on the entrance door has been disconnected from the wall
 41. Room - the door framing is damaged and missing parts (locking device cannot work) photo 33
 42. Room - the walls are in disrepair with peeling paint - there is a large hole in the wall below the
sink. 34
 43. Room - the lower portion of the window frame has been removed from the window photo 35
 44. Room - the smoke alarm is missing
 45. Room - the hand sink is missing photo 36

- s.22(1)
46. Room - walls and ceiling show signs of water damage
 47. Room - there are rodent holes in the wall baseboard and evidence of feces photo 37
 48. Room - the smoke alarm is disconnected and hanging from the ceiling photo 38
 49. Room - the window frame and the pane is broken photo 39
 50. Room - the sink is in disrepair and needs to be replaced photo 40
 51. Room - the walls and ceilings show extensive water damage and have holes Photo 41
 52. Room - the hand sink has no running water photo 42
 53. Room - the entrance door is damaged and there is no locking device on the door photo 43
 54. Room - the walls and ceilings show evidence of water damage and mould photo 44 and 45
 55. Room - the smoke alarm is missing and needs to be replaced
 56. Room - the light switch cover plate is missing photo 46
 57. Room - there is no running water at the hand sink
 58. Room - the entrance door framing is damaged photo 47
 59. Room - the walls and ceilings are in disrepair with cracked GWB and peeling paint Photo 46
 60. Room - the light switch is damaged and the cover plate is missing Photo 48
 61. Room - excessive mould and water damage in the attached toilet room
 62. Room - the hot water tap will not turn off
 63. Room - the walls and ceilings in the sleeping room are in disrepair due to condensation- Photo 49
 64. Room - roaches seen in room
 65. Room - missing smoke alarm photo 50
 66. Room - excessive clutter in room photo 51
 67. Room - the transom above doorway is missing (no access gained to this room) Photo 52
 68. Room - light switch in disrepair and missing cover plate photo 53
 69. Room - the smoke alarm is missing Photo 54
 70. Room - the ceiling light fixture is missing
 71. Room - the window has been damaged by a fire in the light well and needs to be replaced photo 55 &
 72. Room - the hand sink has been disconnected photo 57
 73. Room - the walls and ceiling are in disrepair photo 58

Note: Room s.22(1) was vacant at time of inspection

- 74. Room s.22(1) - there is a hole in the wood flooring in the sleeping room
- 75. Room - there are holes in the ceiling of the sleeping room photo 59
- 76. Room - the smoke alarm is missing photo 60
- 77. Room - the faucet and the hot water handle are missing from the bathtub photo 61
- 78. Room - the toilet has been disconnected photo 62
- 79. Room - the bathroom ceiling light fixture is hanging from the ceiling photo 63
- 80. Room - the bathroom window pane is broken
- 81. Room - there is extensive water and mould damage on the ceiling and walls of the bathroom photo 63
- 82. Room - missing smoke alarm
- 83. Room - missing electrical cover plates
- 84. Room - the entrance door is damaged and needs to be replaced
- 85. Room - the ceiling light fixture is missing the base or cover to secure the light fixture to the ceiling and provide fire separation. Photo 64
- 86. Room s.22(1) the smoke alarm is missing photo 65
- 87. Room electrical outlet cover plate is missing and the light switch cover plate is missing photo 66 & 67
- 88. Room walls and the ceiling is in disrepair photo 68
- 89. Room the window pane is broken photo 70
- 90. Room the door framing at the entrance is coming away from the wall photo 69

Note: Room s.22(1) was vacant at time of inspection

- 91. Room s.22(1) - electrical outlet cover plate is missing and the light switch cover plate is missing photo 71
- 92. Room - the wall light fixture is damaged and the light base is hanging from the junction box photo 72
- 93. Room - the window frame is damaged - Photo 73
- 94. Room - there is no hot water at the hand sink and the cold water has low pressure photo 74
- 95. Room - there is water damage on the ceiling and walls photo 75
- 96. Room - the room is excessively cluttered photo 76
- 97. Room - there is a large gap between the door and the upper door framing photo 77
- 98. Room - the entrance door is missing a hand set and there is gap around the locking device photo 78

99. Rooms - the hand sink has been disconnected to the plumbing drainage photo 79
100. Room - the walls are in disrepair
101. Room - the room is excessively cluttered photo 80
102. Room - replace the missing light switch cover plate photo 81
103. Room - the lower portion of the window has been boarded up and is missing a window pane photo 82
104. Room - the entrance door framing is damaged photo 83
105. Room - the walls and ceilings show signs of water damage
106. Room - the taps to the hand sink are not secured photo 84
107. Room - the entrance door framing is damaged
108. Room - there are cracks in the GWB and holes in the walls photo 85
109. Room - there is a padlock and hasp on the outside of the entrance door photo 86
110. Room - the light switch is missing a cover plate photo 87
111. Room - the ceiling light is missing photo 88
112. Room - the door framing is coming away from the wall at the entrance
113. Room - the entrance door is damaged and needs to be replaced
114. Room - the walls have large cracks in the GWB, walls and ceiling have peeling paint and a hole around the piping in the wall and ceiling at the south west corner of the room photo 89
115. Room - the lower portion of the window has been boarded up and is missing a window pane
116. Room - the self-closure on the entrance door has been disconnected
117. Room - there is a string around the sprinkler head
118. Room - the toilet is not working correctly and continuously runs
119. Room - there are holes in the flooring around the radiator and the wood flooring is loose and no longer secured to the floor
120. Room - there was evidence of rodent feces in the room
121. Room - there is a hole in the wall beneath the hand sink around the plumbing pipe
122. Room - there are missing and damaged floor tiles in the attached bathroom
123. Room - the smoke alarm is missing photo 90
124. Room - the electrical outlet is missing a cover plate photo 91
125. Room - the attached water closet ceiling is showing signs of water damage photo photo 92
126. Room - the water closet room is missing a toilet and a hand sink photo 93

Note: Room § 22(1) was vacant at time of inspection

The following rooms we were unable to access and are considered to be violations of access:

- 127. Room § 22(1)
- 128. Room
- 129. Room
- 130. Room
- 131. Room
- 132. Room
- 133. Room
- 134. Room

Requirements

Standards Of Maintenance Bylaw Sec 21.10. & 23.1

Recommendations

Refer for charges
Cc Becky Innes PUI.

Photos Taken? ☒ Yes ☐ No

Date Report Made: December 1, 2017

Michael Bidwell
Inspector's Name

Violation Details	
Violation Number: VI-2017-05546 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room 5.22(1) - The ceiling light is missing - replace fixture. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05465 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room 5.22(1) - The hand sink needs to be resurfaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05462 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room 5.22(1) - The entrance door framing is damaged and parts are missing. (locking devise cannot work) Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05464 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - There are sections of baseboard 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:
Violation Number: VI-2017-05458 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - replace missing smoke alarm. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05454 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - replace missing faucet handles on 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:

Violation Number: VI-2017-05460 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - The window pane is cracked and broken. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05459 Violation Date: Nov 29, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - The transom above the entrance door has a hole in it. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05452 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - The hand sink needs to be reconnected to the wall, plumbing and sink stand. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05450 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - The door is damaged and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05456 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - Replace missing ceiling light fixture. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05455 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - Replace all wall missing tiles around 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:

Violation Number: VI-2017-05442 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - There are holes in the walls. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05446 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - The window pane 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:
Violation Number: VI-2017-05447 Violation Date: Nov 29, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - The entrance is missing a handset. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05443 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - Secure the taps to the hand sink. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05445 Violation Date: Nov 29, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - Replace damaged sink surround. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05439 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - finish repairs to the door framing including the transom. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05437 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - There is a hole in the ceiling. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05440 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - The hand sink is sitting on the floor and needs to be re-attached to the wall plumbing. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05435 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - The room is heavily cluttered. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05432 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - The light fixtures is hanging from the ceiling. The fixture needs to be securely fitted to the ceiling with no break in the fire separation. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05434 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The entrance door is missing a handset. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05431 Violation Date: Nov 29, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The window pane is cracked and broken. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05428 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The hand sink needs to be resurfaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05433 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The door is damaged and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05427 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The walls have holes and cracked GWB 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 deficiency

Violation Number: VI-2017-05392 Violation Date: Nov 29, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - There are holes in the walls. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05425 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The room is heavily cluttered. 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 deficiency
Violation Number: VI-2017-05424 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The hand sink needs to be resurfaced. 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 deficiency

<p>Violation Number: VI-2017-05461</p> <p>Violation Date: Sep 19, 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 room §.22(1) - The paint and GWB is damaged (peeling). There is also a large hole in the wall under the sink around the wall plumbing. also holes in wall near entrance door.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05463</p> <p>Violation Date: Sep 19, 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 room §.22(1) - The self-closure on the entrance door needs to be re-attached to the wall.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05467</p> <p>Violation Date: Sep 19, 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 room §.22(1) - The hand sink is missing and needs to be replaced.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05468 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - The smoke alarm needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05567 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room s.22(1) - No access Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:
Violation Number: VI-2017-05566 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room s.22(1) - No access. Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:

Violation Number: VI-2017-05565 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room s.22(1) - No access Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:
Violation Number: VI-2017-05564 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room s.22(1) - No access Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:
Violation Number: VI-2017-05563 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room s.22(1) - No access Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:

Violation Number: VI-2017-05562 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room 5.22(1) - No access Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:
Violation Number: VI-2017-05561 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room 5.22(1) - No access Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:
Violation Number: VI-2017-05560 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room 5.22(1) - no access Standards of Maintenance By-law 5462 Sec 23.1: 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. Violation Instructions:

Violation Number: VI-2017-05486 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - Walls and ceiling damaged by water condensation. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05492 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - The light switch is damaged and the cover plate is also 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:
Violation Number: VI-2017-05490 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room § 22(1) - The hot water taps on the hand sink of the attached water closet room does not turn 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:

Violation Number: VI-2017-05488 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - Smoke alarm is missing. Replace smoke alarm. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05487 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - Roaches seen in room - provide pest control. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05489 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room §.22(1) - Reduce clutter and full doorway access. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05393 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The door has damaged and broken around the handset and lock. 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 deficiency
Violation Number: VI-2017-05491 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - Excessive mould damage to the walls and ceiling. Repair all sources of water leaks and repair. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05481 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - The walls and ceiling is cracked and peeling and needs to be repairs. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05485 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s 22(1) - The smoke alarm is missing. Replace smoke alarm. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05482 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s 22(1) - The entrance door framing is damaged and parts 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:
Violation Number: VI-2017-05484 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s 22(1) - Light switch cover plate 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:

<p>Violation Number: VI-2017-05477</p> <p>Violation Date: Sep 19, 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 room § 22(1) - There is mould and evidence of water damage to the walls and ceilings. Locate the source of the water and repair and paint.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05479</p> <p>Violation Date: Sep 19, 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 room § 22(1) - The hand sink has no running water.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05478</p> <p>Violation Date: Sep 19, 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 room § 22(1) - The entrance door is heavily damaged and needs to be replaced. Also missing handset and locking devise.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05472</p> <p>Violation Date: Sep 19, 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 room §.22(1) - Water damage on the walls and ceiling. Find the source of the leak and repair. There are also holes in the walls of the room.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05476</p> <p>Violation Date: Sep 19, 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 room §.22(1) - There is rodent holes in the baseboards.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05474</p> <p>Violation Date: Sep 19, 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 room §.22(1) - The window pane and framing is broken and needs to be replaced.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05475</p> <p>Violation Date: Sep 19, 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 room s 22(1) - The smoke alarm needs to be reconnected.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05473</p> <p>Violation Date: Sep 19, 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 room s 22(1) - The sink is in disrepair and needs to be replaced.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05466</p> <p>Violation Date: Sep 19, 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 room s.22(1) - Walls and ceiling show signs of water damage. Locate the source of water and repair. There is also a hole at the top of the wall at the south east corner of the room.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05471 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - The window frame is damaged. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05483 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - There is no running water at the hand sink. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05388 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The smoke alarm 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 repair deficiency

Violation Number: VI-2017-05387 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The hand sink needs to be resurfaced. 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 deficiency
Violation Number: VI-2017-05391 Violation Date: Nov 29, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The door framing above the entrance door 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:
Violation Number: VI-2017-05530 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Reduce clutter in room, clear doorway and clear debris away from the 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:

Violation Number: VI-2017-05521 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Water damage on the ceiling and walls - find the source of water, repair and paint. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05522 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - There is no hot water at the hand sink and cold water has very low water pressure. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05523 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The window framing is damaged and the window needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

<p>Violation Number: VI-2017-05525</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The wall light fixture is damaged - repair, secure to the wall.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05514</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The window pane is broken and needs to be replaced.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05513</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The door framing at the entrance is coming away from the wall.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05518 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace missing smoke alarm. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05516 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace missing light switch cover plate. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05515 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Repair and paint damaged ceiling. There is also cracked gwb in the ceiling and wall junction in the closet. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

<p>Violation Number: VI-2017-05512</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The ceiling light fixture requires a collar to secure the light fixture to the ceiling and provide fire separation.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05509</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The door is damaged and needs to be replaced. There is a hole in the lower part of the door.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05510</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - Replace missing electrical cover plates.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05528 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The entrance door is missing a hand set and there is a large gap around the locking devise where the tenant has stuffed with rags to provide privacy. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05511 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Repair damaged smoke alarm. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05508 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - There is a hole in the wood flooring in the sleeping area. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

<p>Violation Number: VI-2017-05507</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - There are holes in the ceiling in the sleeping area of the unit.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05504</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The toilet is not connected to the plumbing system.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05506</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The smoke alarm is missing - replace.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05505</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The bathtub faucet and the hot water handle are 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:</p>
<p>Violation Number: VI-2017-05502</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The bathroom window pane is broken.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05503</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The bathroom ceiling light fixture is hanging from the ceiling.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05497 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace missing light fixture. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05494 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Wall and ceilings damaged by smoke from fire outside at window well. Paint is peeling and has been painted with graffiti. Ceiling drywall is also cracked and damaged. Repair and paint. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05496 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The window is damaged and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05495 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace/reconnect hand sink. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05498 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace the missing smoke alarm. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05499 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace missing light switch cover plate. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

<p>Violation Number: VI-2017-05493</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - Transom above entrance door is damaged and needs to be replaced. (no access gained into room)</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05500</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - There is extensive water damage and mould on the walls and ceilings in the attached bathroom to this unit. Find the source of the water and repair and paint.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05526</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - Provide cover plates on the light switch and on the electrical outlet.</p> <p>Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05529</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The framing around the entrance door is damaged and needs to be replaced.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05531</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - Reduce debris and clutter from hand sink. We were unable to confirm if the hand sink is working.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05390</p> <p>Violation Date: Nov 29, 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 Room s.22(1) - The ceiling GWB is cracked and damaged.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05389 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - Light fixture is damaged. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05382 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The hand sink needs to be resurfaced Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05383 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - There are holes in the walls and wall damage around the door frame. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05386 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The window glazing 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:
Violation Number: VI-2017-05385 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The light switch cover plate 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:
Violation Number: VI-2017-05384 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Room s.22(1) - The Door framing and transom repairs need to be completed. 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 deficiency

Violation Number: VI-2017-05553 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - There are missing and cracked tiles in the bathroom. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05555 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - There is evidence of rodent feces in the 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:
Violation Number: VI-2017-05554 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - There is a large hole beneath the bathroom sink around the wall plumbing pipe. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

<p>Violation Number: VI-2017-05556</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - There are holes in the flooring around the radiator and the wood flooring is no longer secure to the floor. There are also holes around the flooring at the baseboard level.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05557</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The toilet is not working correctly and continuously runs.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05558</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - Remove the string that is wrapped around the sprinkler head.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05559 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Reconnect the entrance door self-closure to 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:
Violation Number: VI-2017-05527 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The hand sink needs to be reconnected to the plumbing drainage. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05552 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace damaged window - The lower portion of the window is boarded up. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05544 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The entrance door is damaged and needs to be replaced. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05545 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The door framing is coming away the wall at the entrance. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05549 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace missing light switch cover plate. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05551 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Remove the hasp and lock from the outside of 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:
Violation Number: VI-2017-05548 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Remove all items from the sprinkler system. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05537 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - There are large cracks and holes in the walls and a large hole beneath the sink - repair and paint. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

<p>Violation Number: VI-2017-05539</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The framing around the door is damaged. There is a gap in the wall between the floor and the entry door framing.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05540</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - Secure the taps to the hand sink.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05541</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - Remove items from sprinkler system.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

<p>Violation Number: VI-2017-05535</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The window is damaged with the lower portion boarded up - The window needs to be replaced.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05533</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The walls and ceilings have evidence of water damages. Find the source of water, repair and paint. There is also a hole in the wall beneath the sink.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>
<p>Violation Number: VI-2017-05534</p> <p>Violation Date: Sep 19, 2017</p> <p>Violation Type: Standards of Maintenance By-Law No. 5462</p> <p>Resolve By:</p> <p>Violation Status:</p>	<p>Violation: 1st floor room s.22(1) - The entry door framing is damaged and needs to be repaired.</p> <p>Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair.</p> <p>Violation Instructions:</p>

Violation Number: VI-2017-05536 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - Replace the missing light switch cover plate. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05532 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The walls are damaged and in need of repair and paint. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2017-05542 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - The walls have large cracks in the gwb and the walls and ceilings have peeling paint. There is a hole around the piping in the south west corner of the room at the wall and ceiling. Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2017-05449 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd floor room s.22(1) - Walls and ceiling have holes and peeling paint. Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462 Violation Instructions:
Violation Number: VI-2017-05616 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - evidence of water damage on the ceiling of the attached water closet Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462 Violation Instructions:
Violation Number: VI-2017-05615 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st floor room s.22(1) - the attached water closet room is missing a toilet and a hand sink Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462 Violation Instructions:

Violation Number: VI-2017-05613 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status	Violation: 1st floor room s.22(1) - smoke alarm is missing Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462 Violation Instructions:
Violation Number: VI-2017-05612 Violation Date: Sep 19, 2017 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status	Violation: 1st floor room s.22(1) - electrical outlet cover plate missing Standards of Maintenance By-law No. 5462: Standards of Maintenance By-law No. 5462 Violation Instructions



Photo	Description
<div data-bbox="131 233 219 264" data-label="Text">s.22(1)</div> 	<p>Photo 1 Violation 1 Room <div data-bbox="1214 304 1263 331" data-label="Text">s.22(1)</div></p>
	<p>Photo 2 Violation 2 Room <div data-bbox="1214 1081 1263 1108" data-label="Text">s.22(1)</div></p>

Photo	Description
	<p>Photo 3 Violation 3 Room s.22(1)</p>
	<p>Photo 4 Violation 4 Room s.22(1)</p>

Photo	Description
	<p>Photo 5 Violation 5 Room s.22(1)</p>
	<p>Photo 6 Violation 7 Room s.22(1)</p>



Photo	Description
	<p>Photo 7 Violation 6 Room s.22(1)</p>
	<p>Photo 8 Violation 8 Room s.22(1)</p>



Photo	Description
 <p>s.22(1)</p>	<p>Photo 9 Violation 9 Room s.22(1)</p>
 <p>s.22(1)</p>	<p>Photo 10 Violation 10 Room s.22(1)</p>


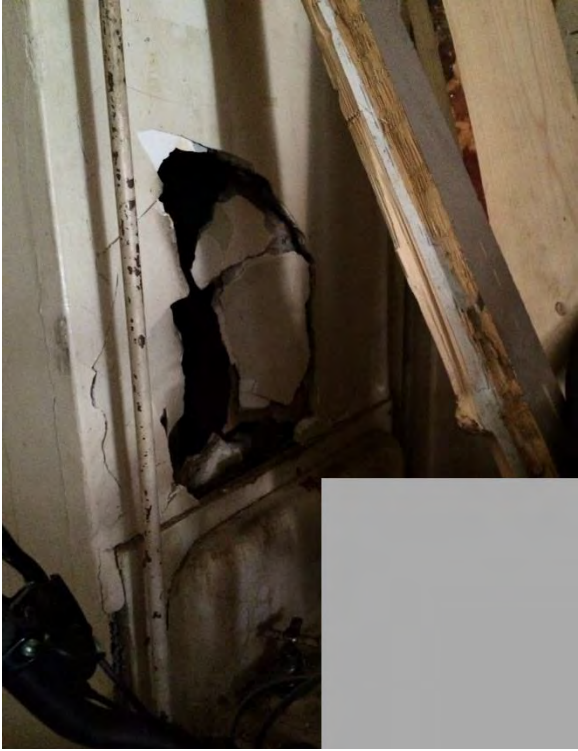
Photo	Description
	<p>Photo 11 Violation 12 Room s.22(1)</p>
	<p>Photo 12 Violation 13 Room s.22(1)</p>



Photo	Description
	<p>Photo 13 Violation 14 Room s.22(1)</p>
	<p>Photo 14 Violation 15 Room s.22(1)</p>


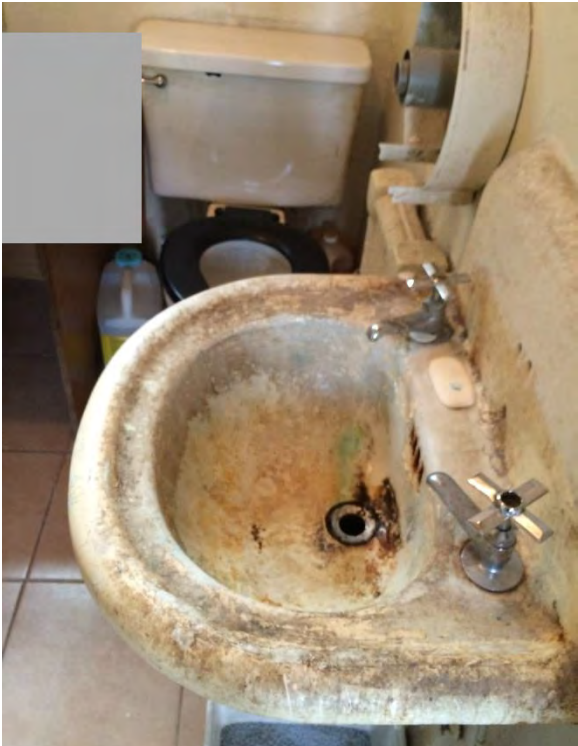
Photo	Description
	<p>Photo 15 Violation 16 Room s.22(1)</p>
	<p>Photo 16 Violation 17 Room s.22(1)</p>

Photo	Description
	<p>Photo 17 Violation 18 Room s.22(1)</p>
<p>s.22(1)</p> 	<p>Photo 18 Violation 19 Room s.22(1)</p>

Photo	Description
 <p>A close-up photograph of a light-colored, textured wall. There is a circular hole in the wall, and a pink, oval-shaped object is visible inside the hole. A silver, circular object, possibly a door handle or a lock, is visible in the bottom right corner of the image. A large grey rectangular redaction box covers the right side of the photo. The text "s.22(1)" is written in red in the top right corner of the photo area.</p>	<p>Photo 19 Violation 20 Room s.22(1)</p>
 <p>A blurry photograph of a room, likely a bathroom. A white sink is visible in the foreground. A mirror is mounted on the wall above the sink. A large grey rectangular redaction box covers the left side of the photo. The text "s.22(1)" is written in red in the top left corner of the photo area.</p>	<p>Photo 20 Violation 21 Room s.22(1)</p>



Photo	Description
	<p>Photo 21 Violation 22 Room s.22(1)</p>
	<p>Photo 22 Violation 23 Room s.22(1)</p>



Photo	Description
	<p>Photo 23 Violation 25 Room s.22(1)</p>
	<p>Photo 24 Violation 26 Room s.22(1)</p>

Photo	Description
	<p>Photo 25 Violation 28 Room s.22(1)</p>
 <p>s.22(1)</p>	<p>Photo 26 Room s.22(1) Violation 24</p>



Photo	Description
	<p>Photo 28 Violation 30 Room s.22(1)</p>
	<p>Photo 29 Violation 32 Room s.22(1)</p>



Photo	Description
	<p>Photo 30 Violation 33 and 34 Room s.22(1)</p>
	<p>Photo 31 Violation 35 Room s.22(1)</p>



Photo	Description
	<p>Photo 32 Violation 38 Room s.22(1)</p>
	<p>Photo 33 Violation 41 Room s.22(1)</p>



Photo	Description
	<p>Photo 34 Violation 42 Room s.22(1)</p>
	<p>Photo 35 Violation 43 Room s.22(1)</p>



Photo	Description
	<p>Photo 36 Violation 45 Room s.22(1)</p>
	<p>Photo 37 Violation 47 Room s.22(1)</p>



Photo	Description
 A photograph showing a ceiling with a light fixture and a hole in the drywall. The ceiling is made of white-painted wooden planks. A circular light fixture is mounted on the ceiling. To the right of the light fixture, there is a hole in the drywall, revealing the underlying structure. A wooden beam is visible above the hole.	<p>Photo 38 Violation 48 Room s.22(1)</p>
 A photograph showing a window with a broken pane. The window is set into a wall. The glass is shattered, and the frame is damaged. A metal railing is visible in the foreground, partially obscuring the window. The wall is made of concrete or masonry.	<p>Photo 39 Violation 49 Room s.22(1)</p>



Photo	Description
	<p>Photo 40 Violation 50 Room s.22(1)</p>
	<p>Photo 41 Violation 51 Room s.22(1)</p>



Photo	Description
	<p>Photo 42 Violation 52 Room s.22(1)</p>
<div data-bbox="134 1005 224 1037" style="color: red;">s.22(1)</div> 	<p>Photo 43 Violation 53 Room s.22(1)</p>



Photo	Description
	<p>Photo 44 Violation 54 Room s.22(1)</p>
	<p>Photo 45 Violation 54 Room s.22(1)</p>



Photo	Description
	<p>Photo 46 Violation 56 & 59 Room s.22(1)</p>
	<p>Photo 47 Violation 58 Room s.22(1)</p>

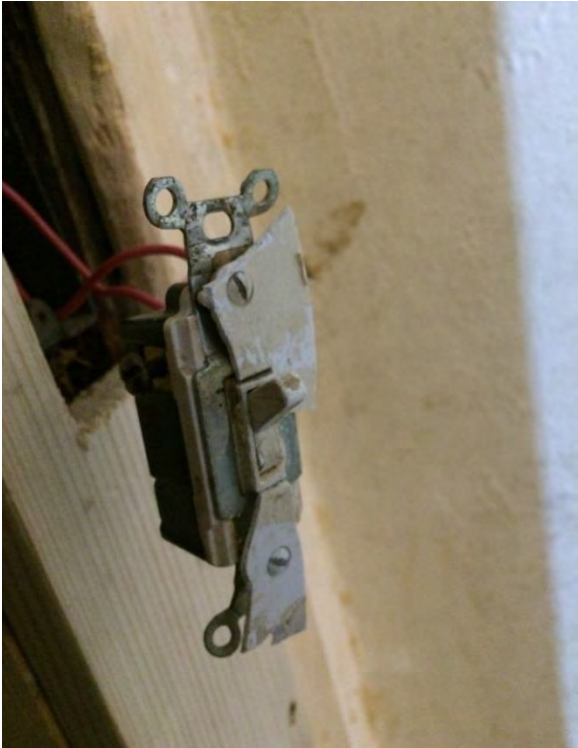
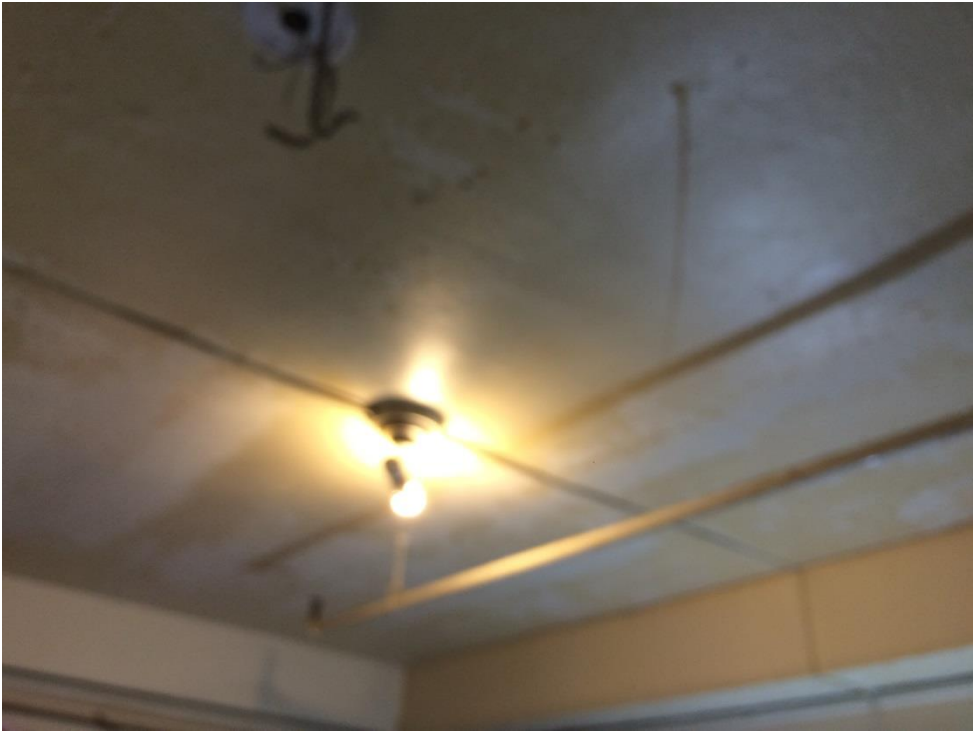
Photo	Description
	<p>Photo 48 Violation 60 Room s.22(1)</p>
	<p>Photo 49 Violation 63 Room s.22(1)</p>

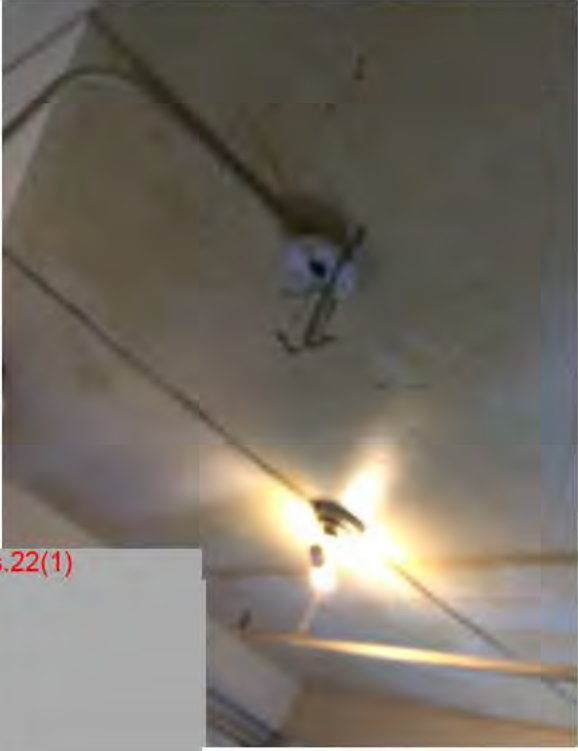

Photo	Description
 s.22(1)	Photo 50 Violation 65 Room s.22(1)
 s.22(1)	Photo 51 Violation 66 Room s.22(1)



Photo	Description
 <p>s.22(1)</p>	<p>Photo 52 Violation 67 Room s.22(1)</p>
	<p>Photo 53 Violation 68 Room s.22(1)</p>



Photo	Description
	<p>Photo 54 Violation 69 Room s.22(1)</p>
	<p>Photo 55 Violation 71 Room s.22(1)</p>



Photo	Description
 A photograph of a dark, cluttered room. The floor is covered with debris, including wooden planks and other materials. In the background, there is a small, illuminated screen or window showing a bright scene. The room appears to be in a state of disrepair or under construction.	<p>Photo 56 Violation 71 Room s.22(1)</p>
 A photograph showing a close-up of a damaged wall. The wall is peeling and stained, with a large section missing, revealing dark, possibly moldy or water-damaged material behind. A white sink is visible in the foreground, and a yellow pipe runs vertically along the wall.	<p>Photo 57 Violation 72 Room s.22(1)</p>



Photo	Description
	<p>Photo 58 Violation 73 Room s.22(1)</p>
	<p>Photo 59 Violation 75 Room s.22(1)</p>


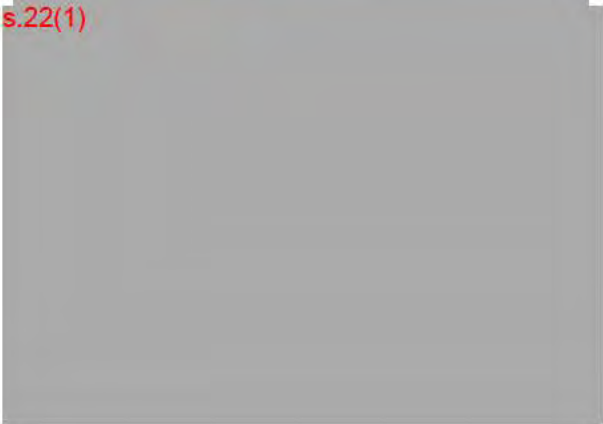

Photo	Description
  s.22(1)	Photo 60 Violation 76 Room s.22(1)
	Photo 61 Violation 77 Room s.22(1)



Photo	Description
	<p>Photo 62 Violation 78 Room s.22(1)</p>
	<p>Photo 63 Violation 79 & 81 Room s.22(1)</p>

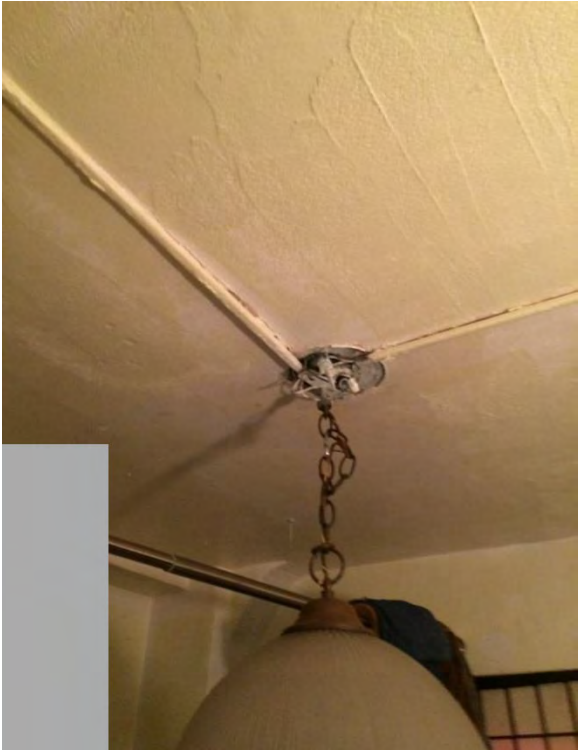

Photo	Description
	<p>Photo 64 Violation 85 Room s.22(1)</p>
	<p>Photo 65 Violation 86 Room s.22(1)</p>


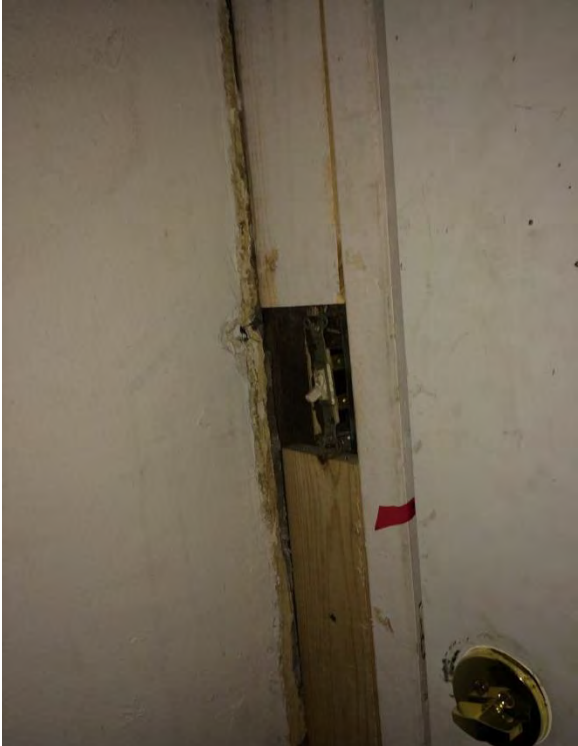
Photo	Description
	<p>Photo 66 Violation 87 Room s.22(1)</p>
	<p>Photo 67 Violation 87 Room s.22(1)</p>



Photo	Description
	<p>Photo 68 Violation 88 Room s.22(1)</p>
	<p>Photo 69 Violation 90 Room s.22(1)</p>



Photo	Description
	<p>Photo 70 Violation 89 Room s.22(1)</p>
	<p>Photo 71 Violation 91 Room s.22(1)</p>

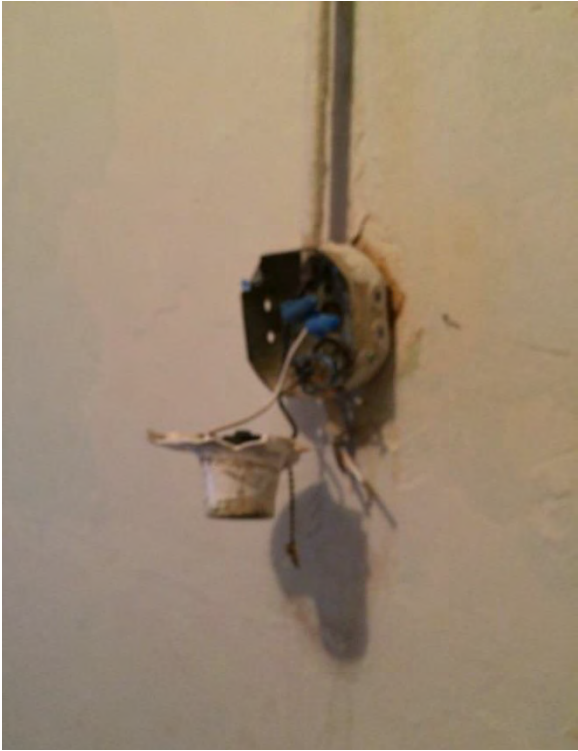

Photo	Description
	<p>Photo 72 Violation 92 Room s.22(1)</p>
	<p>Photo 73 Violation 93 Room s.22(1)</p>



Photo	Description
	<p>Photo 74 Violation 94 Room s.22(1)</p>
	<p>Photo 75 Violation 95 Room s.22(1)</p>



Photo	Description
 <p>s.22(1)</p>	<p>Photo 76 Violation 96 Room s.22(1)</p>
 <p>s.22(1)</p>	<p>Photo 77 Violation 97 Room s.22(1)</p>


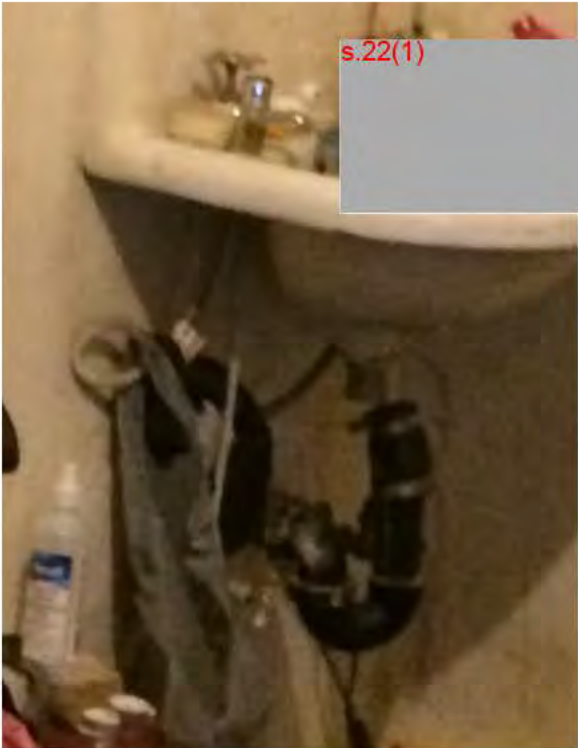
Photo	Description
	<p>Photo 78 Violation 98 Room s.22(1)</p>
	<p>Photo 79 Violation 99 Room s.22(1)</p>

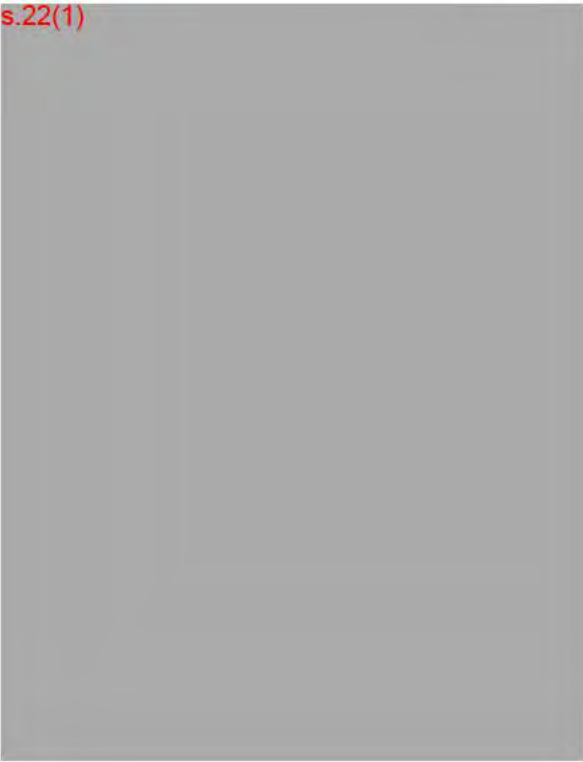



Photo	Description
 <p>s.22(1)</p>	<p>Photo 80 Violation 101 Room </p>
	<p>Photo 81 Violation 102 Room </p>



Photo	Description
 <p>s.22(1)</p>	<p>Photo 82 Violation 103 Room s.22(1)</p>
	<p>Photo 83 Violation 104 Room s.22(1)</p>



Photo	Description
<div data-bbox="134 226 224 262" data-label="Text">s.22(1)</div> 	<p>Photo 84 Violation s.22(1) Room 116</p>
	<p>Photo 85 Violation 108 Room s.22(1)</p>

Photo	Description
	<p>Photo 86 Violation 109 Room s.22(1)</p>
	<p>Photo 87 Violation 110 Room s.22(1)</p>



Photo	Description
	<p>Photo 88 Violation 111 Room s.22(1)</p>
	<p>Photo 89 Violation 114 Room s.22(1)</p>





Photo	Description
	<p>Photo 90 Violation 123 Room s.22(1)</p>
	<p>Photo 91 Violation 124 Room s.22(1)</p>

Photo	Description
	<p>Photo 92 Violation 125 Room s.22(1)</p>
	<p>Photo 93 Violation 126 Room s.22(1)</p>

MEMORANDUM - PROSECUTION REFERRAL

December 8, 2017

TO: File

COPY: Mike Bidwell

FROM: Sherry Martel
By-law Enforcement Coordinator

SUBJECT: 160 East Hastings Street

Charges have been referred to the By-law Prosecutor regarding:

134 Violations of the S of M By-law on the 1st and 2nd floors only.

- 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.

Sherry Martel
/sm



CF Number	CF-2018-004346	Date of Inspection (yyyy/mm/dd)	2018/04/18
Main Address	160 E HASTINGS STREET, Vancouver, BC V6A 1N4	Specifics and/or Suite #	elevator
Tenant	Regent Hotel	Number of Storeys	8 (7 residential) + basement
Owner	TRIVILLE ENTERPRISES LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9	Permit Number	
Agent	Atira: Lynda Teskey	Approved Use of Building/Land	SRA Hotel
District Zone	DEOD	Present Use of Building/Land	SRA Hotel
Business License	2018-446905 (HL)		

Reason for Inspection	Routine inspection of elevator
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Narrative/Observations

Inspection today with Atira Building Coordinator Merv Whinnon found the elevator to be non-operational.

Requirements

Violation of Standards of Maintenance By-law 5462 Sec 11A.1(1) requiring that every elevator in any building used for residential purposes shall be maintained in an operational condition at all times.

Note: according to Saul Schweb's Technical Safety BC flagged three items of concern and ordered the elevator shut down. Two of the items have been corrected and the third is due to be repaired shortly the elevator can be made operational soon.

Recommendations

Immediate S of M order to R/O with cc to Atira to provide immediate repairs


Please CC:
Atira Women's Resource Society
c/o Janice Abbott
201-190 Alexander St
Vancouver BC V6A1B5

Photos Taken? ☒ Yes ☐ No

Date Report Made: April 18, 2018

Mike Elliston
Inspector's Name

Violation Details	
Violation Number: VI-2018-02422	Violation: Elevator is not operational
Violation Date: Apr 18, 2018	Standards of Maintenance By-law 5462 Sec 11A.1(1): Every elevator in any building used for residential purposes shall be maintained in an operational condition at all times.
Violation Type: Standards of Maintenance By-Law No. 5462	Violation Instructions: Immediate order to R/O with cc to Atira to provide immediate repairs
Resolve By:	Please CC: Atira Women's Resource Society c/o Janice Abbott 201-190 Alexander St Vancouver BC V6A1B5
Violation Status:	

Photo	Description
	Sign posted on elevator and in lobby.