

File No.: 04-1000-20-2021-308

July 21, 2021

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of June 11, 2021 for:

Record of the most recent and full City Inspection Report for the Flint Hotel at 1516 Powell Street as per the Standards of Maintenance Bylaw (Bylaw #5462). Date Range: January 1, 2020 - June 11, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-308); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:ma

Property Address <u>1516 POWELL ST</u>	Name of Building <u>FLINT HOTEL</u>	Inspection Date (yy/mm/dd) <u>2020/03/12</u>
Business Licence (B/L) Number <u>20-101681 NH</u>	Special Notes on B/L <u>PAYMENT DUE</u>	Security/Video <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>16</u>
Pest Management Company <u>CLEAN START 1x/mo. + as needed</u>	Number of Units <u>101 SU</u>	SRA Tenant Register <input checked="" type="checkbox"/>
Owner Information	Building Representative	24-hr Tenant Check <input checked="" type="checkbox"/>
<u>FLINT RESIDENCE LTD</u>	<u>MARK HARDING</u>	Inspectors Attending PUI:
<u>(C/O PETER FLETT)</u>	<u>SASHA IVERSON</u>	<u>MIKE ELLISTON</u>
		<u>GAGE BONNEVILLE</u>
		<u>VPD: TIM HENSCHER</u>
Ph#	Ph# <u>604-879-7911</u>	Ph# <u>604-871-6968</u>

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

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

- Exterior in good state of repair. The front North elevation is currently being cleaned, sealed, and restored with SU-2019-02065 in place and extension granted until March 25, 2020. The east and west sides and south rear elevation, as well as the roof, have been completed.
- New bathroom doors have been ordered for installation.
- * Remove all hags on tenant doors IMMEDIATELY and monitor to ensure compliance. Replace doors/frames/locks/strike plates as required.
- * Life safety violations to be corrected IMMEDIATELY

Note: Life safety violations completed within 60 minutes

Subtotal

0

Recommendations:

All noted deficiencies must be corrected by

WEDNESDAY
APRIL 15th @ 11 AM

23

Total # Violations

Hand delivered to

Mark Harding

(Signed)

Mark Harding

✓ 0

Total Life
Safety Violations

CF Number	CF-2020-003055	Date of Inspection (yyyy/mm/dd)	2020/03/12
Main Address	1516 POWELL ST	Specifics and/or Suite #	Common Areas Only
Tenant	Flint Hotel	Number of Storeys	4
Owner	FLINT RESIDENCE LTD 400-68 WATER ST VANCOUVER BC V6B 1A4	Permit Number	n/a
Agent	Mark Harding, Manager	Approved Use of Building/Land	Rooming House
District Zone	M-2	Present Use of Building/Land	Rooming House
Business License	20-101681 NH		

Reason for Inspection Planned Annual Inspection of Common Areas Only

Narrative/Observations

Tactical Building

In Attendance: Mike Elliston, Gage Bonneville (PCI), Tim Henschel (VPD), Mark Harding (Atira Building Manager), Sasha Iverson (Atira Director, Supportive Housing Programs and Tenant Relations).

Inspection conducted at 11:00 AM of the building exterior, all common areas including bathrooms, hallways, and kitchen, as well as the basement mechanical and storage rooms.

The following violations were found:

1. 4th Floor Bathroom @Room - Walls - damaged drywall - S/M Bylaw 5462 Section 21.10(d) - Photo 1
2. 4th Floor Bathroom @Room - Sink - taps loose - S/M Bylaw 5462 Section 21.10(f) - No Photo
3. 4th Floor Bathroom @Room - Sink - hot water tap not working - S/M Bylaw 5462 Section 21.10(f) - No Photo
4. 3rd Floor Bathroom @Room - Walls - drywall damaged - S/M Bylaw 5462 Section 21.10(d) - Photo 2
5. 3rd Floor Bathroom @Room - Sink - cold tap not working - S/M Bylaw 5462 Section 21.10(f) - No Photo
6. 3rd Floor Bathroom @Room - Sink - cold tap not working - S/M Bylaw 5462 Section 21.10(f) - No Photo
7. 3rd Floor Bathroom @Room - Walls - drywall damaged - S/M Bylaw 5462 Section 21.10(d) - Photo 3
8. 3rd Floor Bathroom @Room - Electrical switch - cover plate missing - S/M Bylaw 5462 Section 21.10(c) - Photo 4
9. 3rd Floor Bathroom @Room - Electrical switch - not attached - S/M Bylaw 5462 Section 21.10(c) - Photo 5
10. 3rd Floor Bathroom @Room - Ceiling - drywall damaged and loose above bathtub - S/M Bylaw 5462 Section 21.10(d) - Photo 6
11. 3rd Floor Hallway @Room - Walls - drywall damaged at baseboards - S/M Bylaw 5462 Section 21.10(d) - No Photo
12. 3rd Floor Hallway @Room - Walls - damaged drywall - S/M Bylaw 5462 Section 21.10(d) - No Photo
13. 2nd Floor Bathroom @Room - Ceiling - damaged drywall - S/M Bylaw 5462 Section 21.10(d) - Photo 7
14. 2nd Floor Bathroom @Room - Sink - tap missing - S/M Bylaw 5462 Section 21.10(f) - Photo 8
15. 2nd Floor Hallway @Bathrooms - Walls - drywall damaged at baseboards - S/M Bylaw 5462 Section

21.10(d) - No Photo

16. 2nd Floor Bathroom @Room §22(1) - Walls - drywall damaged - S/M Bylaw 5462 Section 21.10(d) - Photo 9
17. 2nd Floor Bathroom @Room - Sink - plugged - S/M Bylaw 5462 Section 21.10(f) - Photo 10
18. 2nd Floor Bathroom @Room - Ceiling - damaged drywall - S/M Bylaw 5462 Section 21.10(d) - Photo 11
19. 1st Floor Bathroom @Room - Sink - tap missing - S/M Bylaw 5462 Section 21.10(f) - Photo 12
20. 1st Floor Bathroom @Room - Walls - drywall damaged - S/M Bylaw 5462 Section 21.10(d) - Photo 13
21. 1st Floor Bathroom @Room - Sink and Bathtub - taps missing - S/M Bylaw 5462 Section 21.10(f) - Photo 14
22. 1st Floor Hallway @Bathrooms - Walls - drywall damaged at baseboards - S/M Bylaw 5462 Section 21.10(d) - No Photo

Requirements

Violation of Standards of Maintenance By-law 5462 - Section 21.10 (c), (d), (f).

Recommendations

30-Day Order to R/O with cc to Atira, and email to info@atira.ca .

Photos Taken? ☒ Yes ☐ No

Date Report Made: March 13, 2020

Mike Elliston
Inspector's Name

Violation Details	
Violation Number: VI-2020-01605 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st Floor Bathroom @Room 5.22(1) - Sink and Bathtub - tap 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-2020-01587 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor Bathroom @Room 5.22(1) - Sink - hot water tap not working Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-01595 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Hallway @Room 5.22(1) - Walls - drywall damaged at baseboards Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-01596 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Hallway @Room s.22(1) - Walls - damaged drywall Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-01593 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Bathroom @Room s.22(1) - Electrical switch - not attached Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-01591 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Bathroom @Room s.22(1) - Walls - drywall 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-2020-01590 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Bathroom @Room s.22(1) - Sink - cold tap not working Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-01592 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Bathroom @Room s.22(1) - Electrical switch - cover plate 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-2020-01588 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Bathroom @Room s.22(1) - Walls - drywall 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-2020-01589 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Bathroom @Room s.22(1) - Sink - cold tap not working Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-01594 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 3rd Floor Bathroom @Room s.22(1) - Ceiling - drywall damaged and loose above 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-2020-01599 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Hallway @Bathrooms - Walls - drywall damaged at baseboards Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-01602 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Bathroom @Room s.22(1) - Ceiling - damaged drywall Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-01600 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Bathroom @Room s.22(1) - Walls - drywall 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-2020-01601 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Bathroom @Room s.22(1) - Sink - plugged Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-01598 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Bathroom @Room s.22(1) - Sink - tap 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-2020-01597 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 2nd Floor Bathroom @Room s.22(1) - Ceiling - damaged drywall Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:
Violation Number: VI-2020-01606 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st Floor Hallway @Bathrooms - Walls - drywall damaged at baseboards Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-01603 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st Floor Bathroom @Room 5.22(1) - Sink - taps 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-2020-01604 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 1st Floor Bathroom @Room 5.22(1) - Walls - drywall 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-2020-01586 Violation Date: Mar 12, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: 4th Floor Bathroom @Room 5.22(1) - Sink - taps loose Standards of Maintenance By-law 5462 - Sec 21.10: 21.10 Every lodging house owner shall at all times keep or maintain the lodging house: (a) in a thoroughly clean and sanitary condition, including windows and lightwells; (b) free of pests, including insects and rodents; (c) fixtures and appliances in good working order and repair; (d) floors, stairs, doors, walls and windows in good working order and repair; (e) heating system in good working order and repair; and (f) sinks, toilets and bathing fixtures in good working order and repair. Violation Instructions:

Violation Number: VI-2020-01585	Violation: 4th Floor Bathroom @Room s.22(1) - Walls - damaged drywall
Violation Date: Mar 12, 2020	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:
Violation Type: Standards of Maintenance By-Law No. 5462	(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.
Resolve By:	
Violation Status:	Violation Instructions:

Photo	Description
 A photograph showing a corner of a bathroom stall. The dark, possibly black, drywall is severely damaged and peeling away from the wall. A white toilet is visible in the lower right corner, and a green metal frame is visible in the lower center.	<p>Photo 1 - Violation 1</p> <p>4th Floor Bathroom @Room § 22(1)</p> <p>Walls - damaged drywall</p>
 A photograph showing a corner of a bathroom stall. The dark, possibly black, drywall is severely damaged and peeling away from the wall. A white toilet is visible in the lower right corner, and a green metal frame is visible in the lower center.	<p>Photo 2 - Violation 4</p> <p>3rd Floor Bathroom @Room § 22(1)</p> <p>Walls - drywall damaged</p>



Photo	Description
	<p>Photo 3 - Violation 7</p> <p>3rd Floor Bathroom @Room § 22(1)</p> <p>Walls - drywall damaged</p>
	<p>Photo 4 - Violation 8</p> <p>3rd Floor Bathroom @Room § 22(1)</p> <p>Electrical switch - cover plate missing</p>

Photo	Description
	<p>Photo 5 - Violation 9</p> <p>3rd Floor Bathroom @Room § 22(1)</p> <p>Electrical switch - not attached</p>
	<p>Photo 6 - Violation 10</p> <p>3rd Floor Bathroom @Room § 22(1)</p> <p>Ceiling - drywall damaged and loose above bathtub</p>



Photo	Description
 A photograph showing a corner of a bathroom. The ceiling is dark and appears to be made of drywall, with a significant portion missing or crumbling away, revealing the underlying structure. The walls are also dark, and the floor is covered in light-colored tiles. A door handle is visible on the left side of the frame.	<p>Photo 7 - Violation 13</p> <p>2nd Floor Bathroom @Room s.22(1)</p> <p>Ceiling - damaged drywall</p>
 A photograph of a white, oval-shaped sink set into a light-colored countertop. The sink has a single-lever chrome faucet. The countertop is cluttered with various items, including a small box and some debris. The background wall is dark and appears to be made of drywall.	<p>Photo 8 - Violation 14</p> <p>2nd Floor Bathroom @Room s.22(1)</p> <p>Sink - tap missing</p>





Photo	Description
	<p>Photo 9 - Violation 16</p> <p>2nd Floor Bathroom @Room § 22(1)</p> <p>Walls - drywall damaged</p>
	<p>Photo 10 - Violation 17</p> <p>2nd Floor Bathroom @Room § 22(1)</p> <p>Sink - plugged</p>

Photo	Description
 A photograph showing a corner of a bathroom ceiling. The drywall is severely damaged, with large areas of peeling, cracking, and discoloration, likely from water damage. A showerhead is visible on the left wall.	<p>Photo 11 - Violation 18</p> <p>2nd Floor Bathroom @Room § 22(1)</p> <p>Ceiling - damaged drywall</p>
 A photograph of a white pedestal sink in a bathroom. The sink is missing its faucet (tap). The background is dark.	<p>Photo 12 - Violation 19</p> <p>1st Floor Bathroom @Room § 22(1)</p> <p>Sink - tap missing</p>

Photo	Description
	<p>Photo 13 - Violation 20</p> <p>1st Floor Bathroom @Room s.22(1)</p> <p>Walls - drywall damaged</p>
	<p>Photo 14 - Violation 21</p> <p>1st Floor Bathroom @Room s.22(1)</p> <p>Sink and Bathtub - taps missing</p>

REGISTERED AND REGULAR MAIL

March 25, 2020
CF-2020-003055

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

FLINT RESIDENCE LTD.
ATTN: ROBERT KIDDEY
400 – 68 WATER STREET
VANCOUVER BC V6B 1A4

ORDER

RE: 1516 POWELL STREET – FLINT HOTEL

On March 12, 2020, a Property Use Inspector inspected the exterior of the above-cited property and all the common areas, including bathrooms, hallways and kitchen and reported the following violations in contravention of Section 21.10 (c), (d) and (f) of Standards of Maintenance By-law No. 5462 (the By-law), which states:

21. MAINTENANCE STANDARDS FOR LODGING HOUSES

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

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

The following violations remain outstanding:

Common Area:

4th Floor

1. Bathroom @ Room 5.22(1) - Walls – damaged drywall.
Violation of SofM Section 21.10(d)

2. Bathroom @ Room § 22(1) - Sink – taps loose.
Violation of SofM Section 21.10(f)
3. Bathroom @ Room § 22(1) – Sink – hot water tap not working.
Violation of SofM Section 21.10(f)

3rd Floor

4. Bathroom @ Room § 22(1) – Walls – drywall damaged.
Violation of SofM Section 21.10(d)
5. Bathroom @ Room § 22(1) – Sink – cold tap not working.
Violation of SofM Section 21.10(f)
6. Bathroom @ Room § 22(1) – Sink – cold tap not working.
Violation of SofM Section 21.10(f)
7. Bathroom @ Room § 22(1) – Walls – drywall damaged.
Violation of SofM Section 21.10(d)
8. Bathroom @ Room § 22(1) – Electrical Switch - cover missing.
Violation of SofM Section 21.10(c)
9. Bathroom @ Room § 22(1) – Electrical Switch – not attached.
Violation of SofM Section 21.10(c)
10. Bathroom @ Room § 22(1) – Ceiling – drywall damaged and loose above bathtub.
Violation of SofM Section 21.10(d)
11. Hallway @ Room § 22(1) – Walls – drywall damaged at baseboards.
Violation of SofM Section 21.10(d)
12. Hallway @ Room § 22(1) – Walls – damaged drywall.
Violation of SofM Section 21.10(d)

2nd Floor

13. Bathroom @ Room § 22(1) – Ceiling – damaged drywall.
Violation of SofM Section 21.10(d)
14. Bathroom @ Room § 22(1) – Sink – tap missing.
Violation of SofM Section 21.10(f)

15. Hallway @ bathrooms – Walls – drywall damaged at baseboards.
Violation of SofM Section 21.10(d)
16. Bathroom @ Room § 23(1) – Walls – drywall damaged.
Violation of SofM Section 21.10(d)
17. Bathroom @ Room § 23(1) – Sink – plugged.
Violation of SofM Section 21.10(f)
18. Bathroom @ Room § 23(1) – Ceiling – damaged drywall.
Violation of SofM Section 21.10(d)

1st Floor

19. Bathroom @ Room § 23(1) – Sink – tap missing.
Violation of SofM Section 21.10(f)
20. Bathroom @ Room § 23(1) – Walls – damaged drywall.
Violation of SofM Section 21.10(d)
21. Bathroom @ Room § 23(1) – Sink and Bathtub – taps missing.
Violation of SofM Section 21.10(f)
22. Hallway @ bathrooms – Walls – drywall damaged at baseboards.
Violation of SofM Section 21.10(d)

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to correct the above-noted deficiencies (item nos. 1 thru 22) **within 30 days of the date of this order.**

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

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

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

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

Yours truly,

A handwritten signature in black ink, appearing to read 'P. Ryan', followed by a horizontal line.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Kathryn Holm', followed by a horizontal line.

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

Copy: ATIRA WOMEN'S RESOURCE SOCIETY
ATTN: JANICE ABBOTT
201 – 190 ALEXANDER STREET
VANCOUVER BC V6A 1B5

FLINT RESIDENCE LTD.
BOX 11504
3100 – 650 WEST GEORGIA STREET
VANCOUVER BC V6B 4P7

FLINT RESIDENCE LTD.
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VANCOUVER BC V5L 1H3

ATIRA WOMEN'S RESOURCE SOCIETY
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