


<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold;">ER 1223209</p> <p style="font-size: 1.5em; font-weight: bold;">Mar 5/19</p> <p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p>Executions Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 4 pages	
	(3) Property Identifier(s)		Block 08309	Property 0079
	(4) Nature of Document Order under the Building Code Act (PV 19-003910)			
	(5) Consideration Dollars \$			
	(6) Description SOUTH 1/2 LOT 5 REGISTERED PLAN 110 (3RD), CITY OF LONDON			
	(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>

(8) This Document provides as follows:
 Application to register notice of an unregistered estate, right, interest or equity. (Section 74 of the Act)

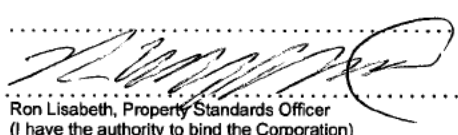
TO: The land Registrar for the land Titles Division of Middlesex East. We, the Corporation of the City of London, have an unregistered estate, right, interest or equity in:

1. The land registered in the name of [REDACTED]; in respect to the land registered as Parcel as described in Box 6 above. And hereby apply under Section 74 of the Land Titles Act for the entry of an Order to Remedy Violation of Standards of Maintenance and Occupancy pursuant to the Ontario Building Code Act.

Dated: February 25, 2019


 Ron Lisabeth, Property Standards Officer
 (I have the authority to bind the Corporation) Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of London <small>(Applicant)</small>	 Ron Lisabeth, Property Standards Officer <small>(I have the authority to bind the Corporation)</small>	2019 02 25

(11) Address for Service Development & Compliance Services, City Hall, P O Box 5035, LONDON ON N6A 4L9

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
[REDACTED]		

(13) Address for Service 717 Franklin Dr., Mt. Brydges ON N0L 1W0

(14) Municipal Address of Property 150 Adelaide St N LONDON ON N6B 3G8	(15) Document Prepared by: Ron Lisabeth Property Standards Officer City Hall, P O Box 5035 LONDON, ON N6A 4L9	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Fees and Tax</th> </tr> <tr> <td style="width:50%;">Registration Fee</td> <td></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td style="text-align: right;">Total</td> <td></td> </tr> </table>	Fees and Tax		Registration Fee								Total	
Fees and Tax														
Registration Fee														
Total														



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

REGISTERED MAIL

January 22, 2019

File No. PV 19-003910

██████████
██████████
██████████

Municipal Address: 150 Adelaide St. N

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-52, an inspection fee will be charged at the rate of \$110.00 per hour (minimum charge: \$110.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,



Ron Lisabeth
Property Standards Officer

RL:sb
Attach.

cc: BF – February 12, 2019

██

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 19-003910

DATE ISSUED: January 22, 2019

ISSUED TO: [REDACTED]
[REDACTED]
[REDACTED]

MUNICIPAL ADDRESS: 150 Adelaide St. N., London ON

LEGAL DESCRIPTION: PT LOT 5 PLAN 110 REG

BE ADVISED that on **January 17, 2019** an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are Hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **February 11, 2019**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner's expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be **February 11, 2019**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

Failure to comply with this ORDER may result in enforcement action being taken.

DATED AT LONDON, ONTARIO, this 22nd day of January, 2019.



RON LISABETH
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address

150 Adelaide St. N

File No. PV 19-003910

Date of Inspection

January 17, 2019

Owner

██████████
██████████
██████████

1) Non-conformance:

Broken and missing windows as well as peeling paint on front door and window frames.

By-law Section:

4.3.2 Doors, Windows - Maintained

All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.

4.3.3 Maintenance - Includes

Without restricting the generality of subsection 4.3.2, the maintenance includes:

(a) the refitting, replacing or renewing of damaged, decaying or defective doors, windows, frames, sashes, casings, shutters, hatchways or screens.

(b) reglazing cracked, broken or missing glass.

(c) replacing or providing defective or missing hardware.

(d) re-screening or weather stripping where such is defective or missing.

(e) painting or the applying of a similarly effective preservative.

Repair to be made:

Replace broken and missing windows and paint/seal door and window frames.

2) Non-conformance:

Flashing and eaves are missing or in disrepair at various areas of the roof.

By-law Section:

4.4.1 Roof/Related Roof Structure - Maintained

Every roof including related roof structures, fascias, soffits, eaves troughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.

Repair to be made:

Repair/replace flashing and eaves where missing or in disrepair.

3) Non-conformance:

Siding on dwelling is weather and missing paint or protective coating.

By-law Section:

4.6.1 Exterior Surfaces - Maintained

All exterior surfaces on a building shall be maintained.

Repair to be made:

Existing siding on dwelling needs to be painted or replaced.

A building permit or other form of approval may be required, it is the Owner's responsibility to obtain such permit or approval. For permit information, please contact the Building Division at 519.661.4555.

For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-16 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.

No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.

January 22, 2019

RL:sb

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold;">ER1449150</p> <p style="font-size: 1.5em; font-weight: bold;">March 25/22</p> <p>New Property Identifiers</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 4 pages	
	(3) Property Identifier(s)		Block Property	Additional: See Schedule <input type="checkbox"/>
			08374 0170 (LT)	
	(4) Nature of Document			
	Order under the Building Code Act (PV 22-010224)			
	(5) Consideration			
Dollars \$				
(6) Description				
LT 2, PL 92 (4TH); LONDON				
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	

(8) This Document provides as follows:

Application to register notice of an unregistered estate, right, interest or equity. (Section 74 of the Act)

TO: The land Registrar for the land Titles Division of Middlesex East. We, the Corporation of the City of London, have an unregistered estate, right, interest or equity in:

1. The land registered in the name of Farmor Holdings Inc in respect to the land registered as Parcel as described in Box 6 above. And hereby apply under Section 74 of the Land Titles Act for the entry of an Order to Remedy Violation of Standards of Maintenance and Occupancy pursuant to the Ontario Building Code Act.

Dated: March 18, 2022

 Katie Nigh, Property Standards Officer
 (I have the authority to bind the Corporation)

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of London <small>(Applicant)</small>	 Katie Nigh, Property Standards Officer <small>(I have the authority to bind the Corporation)</small>	2022 03 18

(11) Address for Service: Development & Compliance Services, City Hall, P O Box 5035, LONDON ON N6A 4L9

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
Farmor Holdings Inc		

(13) Address for Service: [REDACTED], London ON N6C 6A7

(14) Municipal Address of Property

9 Front St
LONDON ON

(15) Document Prepared by:

Katie Nigh
Property Standards Officer
City Hall, P O Box 5035
LONDON, ON N6A 4L9

Fees and Tax	
Registration Fee	
Total	



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
C A N A D A

REGISTERED MAIL

February 24, 2022

File No. PV 22-010224

Farmor Holdings Inc
[REDACTED]

LONDON ON N6C 6A7

Municipal Address: 9 Front St

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-56, an inspection fee will be charged at the rate of \$125.00 per hour (minimum charge: \$125.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Katie Nigh
Property Standards Officer

KN:sb
Attach.

cc: BF – March 15, 2022

Y:\Shared\building\PropStd.Section\Orders\2022\Nigh\front9.PS Order Ltr.doc

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 22-010224
DATE ISSUED: February 24, 2022
ISSUED TO: Farmor Holdings Inc
[REDACTED]
LONDON ON N6C 6A7
MUNICIPAL ADDRESS: 9 Front St., London ON
LEGAL DESCRIPTION: PLAN 92 LOT 2 IRREG AC 50.00FR D

BE ADVISED that on **February 22, 2022**, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-24.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are Hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **March 15, 2022**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner's expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be **March 15, 2022**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

Failure to comply with this ORDER may result in enforcement action being taken.

DATED AT LONDON, ONTARIO, this 24th day of February, 2022.



KATIE NIGH
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address

9 Front

File No. PV 22-010224

Date of Inspection

February 22, 2022

Owner

Farmor Holdings Inc

██████████
LONDON ON N6C 6A7

1) **Non-conformance:**

Windows and door boarded up or in disrepair.

Bylaw Section:

4.3.2 Doors, Windows – Maintained

All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.

4.3.3 Maintenance – Includes

Without restricting the generality of subsection 4.3.2, the maintenance includes:

(a) the refitting, replacing or renewing of damaged, decaying or defective doors, windows, frames, sashes, casings, shutters, hatchways or screens.

(b) reglazing cracked, broken or missing glass.

(c) replacing or providing defective or missing hardware.

(d) re-screening or weatherstripping where such is defective or missing.

(e) painting or the applying of a similarly effective preservative.

Repair to be Made:

Repair and maintain windows, doors, frames, etc as required in accordance with City of London Property Standards Bylaw CP-24.

2) **Non-conformance:**

Exterior surfaces and finishes in disrepair.

Bylaw Section:

4.6 Exterior Surfaces

4.6.1 Exterior Surfaces – Maintained

All exterior surfaces on a building shall be maintained.

4.6.2 Remove – Stains – Defacement

Appropriate measures shall be taken to remove any stains or other defacement occurring on the exposed finished exterior surfaces and, where necessary, to restore the surface and adjacent areas to, as near as possible, their appearance before the staining or defacement occurred.

4.6.3 Temporary Barricades – Finish Compatible

Exterior surfaces of materials used for the temporary barricading of openings to the interior of a building shall be surfaced with a finish compatible with the surrounding finishes.

Repair to be Made:

Repair and maintain exterior finishes as required in accordance with City of London Property Standards Bylaw CP-24.

"SCHEDULE OF REPAIRS TO BE MADE – PAGE 2"

<u>Municipal Address</u>	9 Front	File No. PV 22-010224
<u>Date of Inspection</u>	February 22, 2022	
<u>Owner</u>	Farmor Holdings Inc ██████████ LONDON ON N6C 6A7	

3) **Non-conformance:** Foundation and walls not maintained.

Bylaw Section: **4.2 Foundation, Walls, Columns, Beams, Floor and Roof Slabs**

4.2.1 Foundations, Walls – Maintained

The foundations, walls, columns, beams, floor, and roof slabs of a building including ancillary structures such as parking garages shall be maintained.

4.2.2 Maintenance – Includes

Without restricting the generality of subsection 4.2.1 the maintenance may include:

- a) extension of the wall foundations below grade or regrading to provide adequate frost cover.
- b) installing subsoil drains where such would be beneficial.
- c) repairing or replacing decayed, damaged, or weakened sills, piers, posts or other supports.
- d) grouting, waterproofing, cladding or replacing as necessary so as to be weather tight.
- e) the replacement, cladding or treatment with other methods to restore the wall to its original or acceptable equivalent appearance.
- f) the applying of acceptable materials to preserve all wood, metal work or other materials not inherently resistant to weathering or wear;
- (g) the restoring, or replacing of:
 - g) the foundations, walls, columns, beams, floor, and roof slabs; and
 - h) components, cladding, finishes, and trims forming a part thereof.
- i) the carrying out of such other work as may be required to overcome any existing settlement detrimental to the appearance of the building.
- j) removing or replacing loose or unsecured objects and materials.

Repair to be Made: Repair and maintain foundation and walls as required in accordance with City of London Property Standards Bylaw CP-24.

For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-24 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.

No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold;">ER1449151</p> <p style="font-size: 1.5em; font-weight: bold;">March 25/22</p> <p>New Property Identifiers</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of _____ pages</p>	
	<p>(3) Property Identifier(s)</p>	<p>Block 08396</p>	<p>Property 0063 (LT)</p>
	<p>(4) Nature of Document Order under the Building Code Act (PV 22-010227)</p>		
	<p>(5) Consideration</p> <p style="text-align: right;">Dollars \$</p>		
	<p>(6) Description LT 143, PL 488; LONDON/WESTMINSTER</p>		
	<p>(7) This Document Contains:</p> <p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p> <p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p>		

(8) This Document provides as follows:
 Application to register notice of an unregistered estate, right, interest or equity. (Section 74 of the Act)

TO: The land Registrar for the land Titles Division of Middlesex East. We, the Corporation of the City of London, have an unregistered estate, right, interest or equity in:

1. The land registered in the name of [REDACTED] in respect to the land registered as Parcel as described in Box 6 above. And hereby apply under Section 74 of the Land Titles Act for the entry of an Order to Remedy Violation of Standards of Maintenance and Occupancy pursuant to the Ontario Building Code Act.

Dated: March 17, 2022

Mat Rivest, Property Standards Officer
 (I have the authority to bind the Corporation)

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of London (Applicant)	 Mat Rivest, Property Standards Officer (I have the authority to bind the Corporation)	2022/03/17

(11) Address for Service Development & Compliance Services, City Hall, P O Box 5035, LONDON ON N6A 4L9

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
[REDACTED]		
[REDACTED]		

(13) Address for Service [REDACTED], London ON N6J 2S1

(14) Municipal Address of Property
 20 Paddington Ave
 LONDON ON N6J 2S1

(15) Document Prepared by:
 Mat Rivest
 Property Standards Officer
 City Hall, P O Box 5035
 LONDON, ON N6A 4L9

Fees and Tax	
Registration Fee	
Total	



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

REGISTERED MAIL

February 23, 2022

File No. PV 22-010227

██████████
██████████
██████████
LONDON ON N6J 2S1

Municipal Address: 20 Paddington Ave

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-56, an inspection fee will be charged at the rate of \$125.00 per hour (minimum charge: \$125.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Mathew Rivest
Property Standards Officer

MR:sb
Attach.

cc: BF – March 14, 2022

Y:\Shared\building\PropStnd.Section\Orders\2022\Rivest\paddington20.PS Order Ltr.docx

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23

ORDER NUMBER: PV 22-010227

DATE ISSUED: February 23, 2022

ISSUED TO: [REDACTED]
[REDACTED]
[REDACTED]
LONDON ON N6J 2S1

MUNICIPAL ADDRESS: 20 Paddington Ave., London ON

LEGAL DESCRIPTION: PLAN 488 LOT 143 REG 0.09AC 40.00FR 98.00D

BE ADVISED that on **February 22, 2022** an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-24.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are Hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **March 14, 2022**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner's expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal, including grounds for appeal and applicable fee, to the City Clerk's Office, Room 308, City Hall, PO Box 5035, London, Ontario, N6A 4L9. The Hearing fee is \$150.00, as set out in the Fees and Charges By-Law.

TAKE NOTICE that the final day to give notice of **APPEAL FROM THIS ORDER** shall be **March 14, 2022**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

Failure to comply with this ORDER may result in enforcement action being taken.

DATED AT LONDON, ONTARIO, this 23rd day of February, 2022.



MATHEW RIVEST
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address

20 Paddington Ave

File No. PV 22-010227

Date of Inspection

February 22, 2022

Owner

██████████
██████████
██████████
LONDON ON N6J 2S1

1) Non-conformance:

Broken window on rear screen door. Broken window with damaged frame on rear of building.

By-law Section:

4.3.2 Doors, Windows – Maintained

All doors, windows, skylights, and shutters, including storm and screen doors and windows shall be maintained.

4.3.3 Maintenance – Includes

Without restricting the generality of subsection 4.3.2, the maintenance includes:

- a) the refitting, replacing, or renewing of damaged, decaying or defective doors, windows, frames, sashes, casings, shutters, hatchways or screens.
- b) reglazing cracked, broken or missing glass.
- c) replacing or providing defective or missing hardware.
- d) re-screening or weatherstripping where such is defective or missing.
- e) painting or the applying of a similarly effective preservative.

Repair to be made:

Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-24.

2) Non-conformance:

Significant structural damage to roof, walls and floor from fire at rear of building.

By-law Section:

4.2.1 Foundations, Walls – Maintained

The foundations, walls, columns, beams, floor, and roof slabs of a building including ancillary structures such as parking garages shall be maintained.

4.2.2 Maintenance – Includes

Without restricting the generality of subsection 4.2.1 the maintenance may include:

- a) extension of the wall foundations below grade or regrading to provide adequate frost cover.
- b) installing subsoil drains where such would be beneficial.
- c) repairing or replacing decayed, damaged, or weakened sills, piers, posts or other supports.
- d) grouting, waterproofing, cladding or replacing as necessary so as to be weather tight.
- e) the replacement, cladding or treatment with other methods to restore the wall to its original or acceptable equivalent appearance.
- f) the applying of acceptable materials to preserve all wood, metal work or other materials not inherently resistant to weathering or wear;
- g) the restoring, or replacing of:
 - g) the foundations, walls, columns, beams, floor, and roof slabs; and
 - h) components, cladding, finishes, and trims forming a part thereof.
- i) the carrying out of such other work as may be required to overcome any existing settlement detrimental to the appearance of the building.
- j) removing or replacing loose or unsecured objects and materials.

"SCHEDULE OF REPAIRS TO BE MADE – PAGE 2"

Municipal Address

20 Paddington Ave

File No. PV 22-010227

Date of Inspection

February 22, 2022

Owner

██████████
████████████████████
████████████████████
LONDON ON N6J 2S1

4.4.1 Roof/Related Roof Structure – Maintained

Every roof including related roof structures, fascia's, soffits, eavestroughs, roof gutters, downpipes, guards, and lightning arrestors shall be maintained.

4.5.1 Floors, Stairs – Maintained

Every floor, stair, verandah, porch, deck, balcony and every appurtenance and surface finishing attached or laid thereto shall be maintained.

4.5.2 Maintenance – Includes

Without restricting the generality of subsection 4.5.1, the maintenance includes:

repairing or replacing floors, treads and risers, including finishes such as linoleum and carpet that contain depressions, protrusions or are broken, torn, warped, loose or otherwise defective;

- a) renewing or strengthening structural members that are rotted, deteriorated or loose;
- b) repainting or the re-applying of other equivalent preservative, if required.

4.6.1 Exterior Surfaces – Maintained

All exterior surfaces on a building shall be maintained.

Repair to be made:

Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-24.

For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-24 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.

No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.

February 23, 2022
MR:sb