



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

London
CANADA

REGISTERED MAIL

September 25, 2019

File No. PV 19-035617

Centurion Apartment Properties (75 Ann) Inc
710-25 Sheppard Ave W
TORONTO ON M2N 6S6

Municipal Address: 75 Ann St., London ON

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-53, 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,

Shane Maddox
Property Standards Officer

SM:sb
Attach.

cc: BF – October 16, 2019

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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 19-035617
DATE ISSUED: September 25, 2019
ISSUED TO: Centurion Apartment Properties (75 Ann) Inc
710-25 Sheppard Ave W
TORONTO ON M2N 6S6
MUNICIPAL ADDRESS: 75 Ann St., London ON
LEGAL DESCRIPTION: MIDDLESEX STANDARD CONDOMINIUM PLAN NO. 585

BE ADVISED that on **August 15, 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 **October 16, 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 **October 16, 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 25th day of September, 2019.



SHANE MADDOX
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address **75 Ann St** File No. PV 19-035617
Date of Inspection August 15, 2019
Owner Centurion Apartment Properties (75 Ann) Inc
710-25 Sheppard Ave W
TORONTO ON M2N 6S6

1) **Non-conformance:** Many units in the building have bedrooms that are being rented out without a provided window. A bedroom shall be provided with one or more windows.

By-law Section:

4.8 Human Habitation and Occupancy Standards

4.8.1 Habitable Space - Human Habitation

Only habitable space shall be used for human habitation.

4.8.2 Dwelling - Use - Human Habitation

No dwelling unit or lodging unit shall be used for human habitation unless:

- (a) interior cladding and finishes of walls, ceilings and floors are in accordance with sections 4.5 and 4.7;
- (b) doors and windows are in accordance with section 4.3;
- (c) a heating system is provided and maintained in accordance with section 5.2;
- (d) plumbing and drainage systems are maintained in accordance with section 5.3;
- (e) electrical systems are maintained in accordance with section 5.4.
- (f) the minimum floor areas are in accordance with subsection 4.8.11 or 4.9.2;
- (g) the minimum headroom is in accordance with subsection 4.8.5.

4.8.8 Windows - Provided

Living rooms, dining rooms and bedrooms shall be provided with one or more windows and/or skylights that have a total light transmitting area of 5% of the floor area in the case of living and dining rooms and 2.5% of the floor area in the case of bedrooms.

Repair to be Made:

Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-16.

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.

September 25, 2019
SM:sb