



ORDER TO REPAIR

UNDER THE MAINTENANCE AND OCCUPANCY BY-LAW 156-2005 AS AMENDED BY BY-LAW 111-2007

To: Philip Katz
C/O Walter Muroff
333 Riverside West
Suite 218
Windsor, On N9A 7C5

Legal Description and
Municipal Address of
non-conforming
Property:

501 Erie W

Plan 435 Lot 59, Pt Lot 60
RP 12R 2899 Parts 1 & 9

Date of Inspection: May 26th, 2008

WHEREAS Section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended, authorizes municipalities to enact by-laws prescribing standards for the maintenance and occupancy of all property within the municipality and for prohibiting the occupancy or use of such property that does not conform to the standards; and for requiring any property that does not conform with the standards to be repaired and maintained to conform with the standards as described herein or the site to be cleared of all buildings, structures, debris or refuse and the lands left in a graded and levelled condition;

AND WHEREAS the Official Plan for The Corporation of the City of Windsor includes provisions relating to property conditions as required by section 15.1(3) of the *Building Code Act, S.O. 1992, c.23*, as amended;

AND WHEREAS The Corporation of the City of Windsor has passed By-law 156-2005 being a By-law to establish Standards for the Maintenance and Occupancy of Property in the City of Windsor;

TAKE NOTICE that the property, owned by you, situated at: **501 Erie West**
Does not conform to the standards set forth in By-law Number 156-2005 as amended by By-law 111-2007.

DESCRIPTION OF PROPERTY: This is the most Easterly portion of an 8-unit town house.

DEFECTS AND CONDITIONS NOT IN COMPLIANCE WITH THE BY-LAW:

DEFECT 1: There are several areas where the brick veneer has fallen off of the building as a result of severe water damage to the structural masonry back up wall. The roof is leaking in numerous locations and the building has been vacant for many years. There is mold in several locations within this dwelling. The exterior wooden elements lack paint to protect them from further decay. The building is not adequately secured to prevent persons from entering the building. As such the building is unsafe and poses a serious fire risk.

CORRECTION 1: Based on the extent and nature of the defects the owner shall demolish this structure in its entirety and leave the site in a clear and level manner.

****NOTE: A DEMOLITION PERMIT MUST BE OBTAINED PRIOR TO COMMENCING WORK ON THIS ORDER TO REPAIR.**

YOU ARE HEREBY REQUIRED, by this Order, to do the work required to repair the defects set forth in this Order and make the said property conform to the standards set forth in the said By-law

ON OR BEFORE: August 1st, 2008

Dated at Windsor, Ontario, this 29th day of May, 2008.

Mario Sonogo, P. Eng.
Chief Building Official

Per:

Al Peach
Inspector/Property Standards Officer
Building Department
Telephone 519-255-6611 Ex. 6728