

Order issued to:**PROPERTY OWNER**
699 CHERRY TREE LANE
TORONTO, ON XXX XXX
CANADA**PROPERTY STANDARDS ORDER**Issued pursuant to Subsection 15.2(2) of
the *Building Code Act, S.O., 1992***Date Order issued:** June 4, 2019
Folder #: 19 213167 PRS 00 IV
RN**Address to which Order Applies:** 699 CHERRY TREE LANELegal Description: PLAN 2670 LOT 8
Roll Number: 1919017340086000000

The above referenced property, which is owned by you or in which you have an interest, was inspected by a Municipal Standards Officer on or about May 31, 2019. This inspection found conditions on the property which are contraventions of the standards prescribed by

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date

Order issued by:**Name:** Bylaw Enforcement Officer **Telephone:** 416-394-2968 **Email:** Bylaw.Enforcement@toronto.ca**Address:** 399 The West Mall, 3rd Fl, North Blk**Contacting the Investigating Officer**

If you wish to speak to the investigating officer directly, you may do so in accordance with the contact information provided at the top of this document. **However**, if you have difficulty reaching the officer for any reason, you may contact our ***Investigation Support Unit at 416-394-2550***, Monday to Friday between the hours of 8:30 AM to 4:30 PM.

Appeal Procedure

An owner or occupant which has been served with an order made under subsection 15.2(2) and who is not satisfied with the terms and conditions of the order may appeal to the Property Standards Committee by sending a notice of appeal by registered mail to:

Property Standards Committee, Etobicoke York Panel, City Clerk's Office
Etobicoke Civic Centre
399 The West Mall
Toronto, ON M9C 2Y2

on or before June 24, 2019, stating your grounds for appeal. A \$288.75 non-refundable fee is required (make certified cheque or money order payable to Treasurer, City of Toronto).

In the event that no appeal is made within the above time frame, the Order shall be deemed to be confirmed and shall be final and binding upon you.

You are further advised that, all correspondence received and collected by the City of Toronto relating to an appeal is maintained for the purpose of creating a record that is available to the general public under section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

Inspection Fees

Should compliance to this Order not be achieved as specified, inspection fees will be charged in accordance with Municipal Code Chapter 441 - Fees and Charges, Appendix C - Schedule 12. Chargeable inspections will be invoiced every 30 days. This fee is subject to an annual inflationary increase.

Remedial Action

Where it has been determined that the necessary repairs have not been completed in accordance with this Order, the City of Toronto may cause the property to be repaired, in addition to any possible court action. The costs of such action and any other applicable fee may be registered as a lien on the land and shall be deemed municipal property taxes. Additionally, the Clerk of the Municipality may add the costs to the collector's roll. Collection will occur in the same manner, with the same priority as municipal real property taxes.

Method of Repair

All repairs and maintenance of property required by the standards prescribed by the Code shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

Required Permits

Where a permit is required to undertake any repair required to conform with the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit. Please contact your local **Toronto Building Services office by calling 311**. In addition, information related to the requirements for a permit can also be found at http://www.toronto.ca/building/building_permits.htm.

Hiring Building Contractors/Trades People

An owner or operator shall demonstrate that they have retained or used the services of a certified tradesperson where required by law, for activities including but not limited to servicing heat, ventilation, air conditioning and plumbing systems. Please ensure that any contractor you may hire has the required license(s). For further information you can contact Municipal Licensing and Standards, Licensing Services East York Civic Centre, 850 Coxwell Avenue, Third Floor, Toronto ON M4C 5R1 (Licensing Services Call Centre: (416) 392-6700 or <http://app.toronto.ca/LicenceStatus/setup.do?action=init>

Note:

- Failure to comply is an offence which could result in a fine. [Building Code Act, 1992, s. 36]