

**MUNICIPAL LICENSING & STANDARDS
PROPERTY STANDARDS COMMITTEE**

STAFF REPORT

DATE: January 17 2019 OFFICER: Austin Cipolletta
LOCATION: 9 Greentree Court Unit 11
OWNER: MASGAR INVESTMENTS LTD

BACKGROUND:

Officer Austin Cipolletta attended the property on January 17 2019 with Supervisor Christopher Ellis. I attended 9 Greentree Court unit 11 for an inspection of property standard deficiencies within the unit.

During the course of my inspection, I observed many deficiencies including missing window screens, the washroom sink needs to be resealed, the front door does not fit properly in its frame, the kitchen cupboards are in disrepair and rodent feces under the kitchen sink.

COMMENTS:

The property was first inspected on January 17 2019. At which time 7 deficiencies were noted. Subsequently an Order dated January 23 2019 was issued. A copy of the Order is attached.

RECOMMENDATION:

To confirm the order as issued.

Austin Cipolletta
Municipal Standards Officer
399 The West Mall, 3rd Fl, North Bldg
Toronto, ON M9C 2Y2
Phone No.: (416) 394-2868
Fax No.:
Email: Austin.Cipolletta@toronto.ca

Folder #: 19 106469 PRS 00 IV

MASGAR INVESTMENTS LTD
39 MANCHESTER AVE
TORONTO, ON M6G 1V4
CANADA

ORDER

Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, chapter 23, as amended.

January 23, 2019

Re: 9 GREENTREE CRT 11
Legal Description: PLAN 4303 PT LOT 8 PT LOT 7
Roll Number: 1914054181004000000
City of Toronto

The above-described property, which is owned by you or in which you have an interest has been inspected by a Property Standards Officer. The inspection revealed that in some respects the property does not conform with the standards prescribed by the Toronto Municipal Code, Chapter 629, Property Standards.

It is ordered that, the repairs necessary to correct the defects set out in Schedule 'A' be carried out and the property brought to a condition of compliance with the prescribed standards on or before **February 22, 2019**.

Contacting the Investigating Officer

If you wish to speak to the officer directly you may do so in accordance with the contact information provided at the top of this document. The best time to contact the officer is between 8:30 AM and 9:30 AM.

However, if you cannot call between these hours or have difficulty reaching the officer for any reason you may contact our **Investigation Services at 416-394-2550**, Monday to Friday between the hours of 8:30 AM to 4:30 PM.

Appeal Procedure

You are advised that, if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to:

SCHEDULE 'A'

January 23, 2019

Re: 9 GREENTREE CRT 11

Legal Description: PLAN 4303 PT LOT 8 PT LOT 7

Roll Number: 1914054181004000000

City of Toronto

The item(s) listed herein are in violation of the Toronto Municipal Code, Chapter 629, Property Standards.

ITEM	LOCATION	DEFECT	SECTION
1	Bathroom	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely one window screen in the bathroom is ripped. Replace window screen in the bathroom.	21.B.
2	Bathroom	Vanity is not maintained in a satisfactory condition. Namely the washroom sink needs to be caulked and resealed in a workmanlike manner.	5.B.
3	Front Door to Unit	Interior door is not a good fit in its frame. Namely the front door to the unit does not close properly and not secure to the frame. The frame needs to be re-constructed to make sure the door fits properly. Replace the door or fix the frame in a workmanlike manner.	28.C.
4	Kitchen	The cupboard is not maintained in good repair and good working order. Namely the kitchen cupboards are not maintained. Kitchen cupboards need to be painted in a workmanlike manner.	34.D.
5	Kitchen	The property is not maintained and/or kept clean in accordance with the standards. Namely the kitchen cupboards under the sink need to be cleaned of all rodent feces.	5.A.

Services, East York Civic Centre, 850 Coxwell Avenue, Third Floor, Toronto, ON M4C 5R1 (Licensing Services Call Centre: (416) 392-6700 or http://www.toronto.ca/licensing/bto_licensing.htm).

MASGRAH INVE-.....
39 Manchester Ave.
Toronto, Ontario
M6G-1V4

Feb. 07-2017

9 GreenTree Court

RE: UNIT 11. .

Work Order - ISSUED JAN. 23-2010

FOLDER #: 19106469 PRS 00 IV

TO whom it may
concern -- Request, EXTENDED Time

Please Note: it is virtually impossible for
us to comply with short Time Given
To comply to fulfill the above order.

Paragraph -- 5A

11 21B.

Paragraph - 27.B.

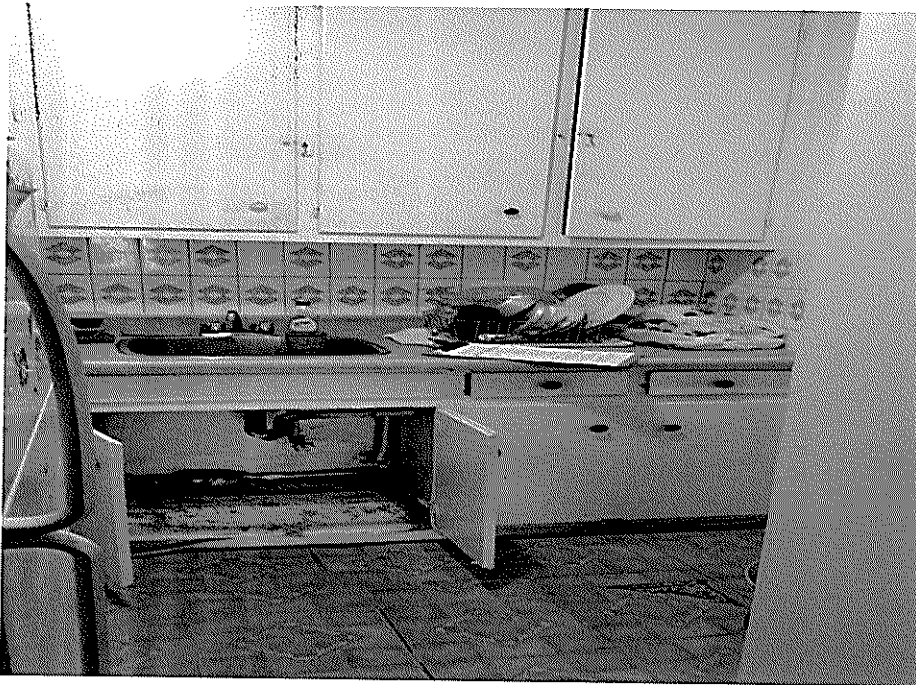
To be discussed - GIUSEPPE RUGGIERO

Feb. 7/2019



RECEIVED
CITY CLERK'S OFFICE
FEB 07 2019
2019 FEB - 7 AM 11:51

Folder No: 20 19 106100 PRS 00 IR**Property/Location:** 9 GREENTREE CRT UNIT 11 -**Work Type:** Property Standards **Attendance Date:** January 21, 2019**Investigating Officer:** Cipolletta, Austin **Badge No:****Photograph No. 2 of 10****Attachment Reference :** 61176852**Description:**

Folder No: **Property/Location:** **Work Type:** **Attendance Date:** **Investigating Officer:** **Badge No:** **Photograph No. 3 of 10****Attachment Reference :** **Description:**

Folder No: 20 19 106100 PRS 00 IR

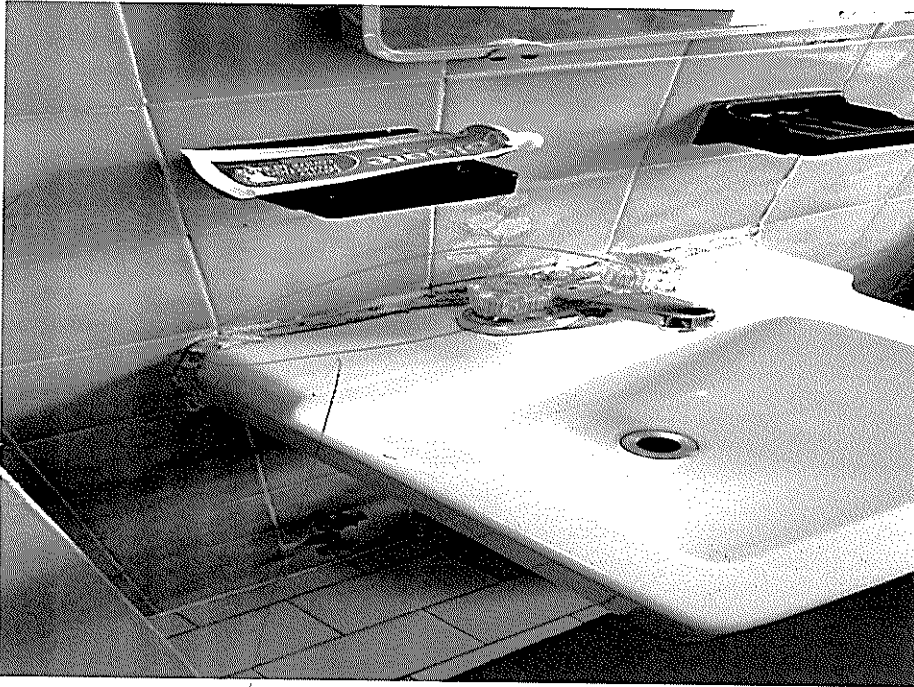
Property/Location: 9 GREENTREE CRT UNIT 11 -

Work Type: Property Standards Attendance Date: January 21, 2019

Investigating Officer: Cipolletta, Austin Badge No:

Photograph No. 4 of 10

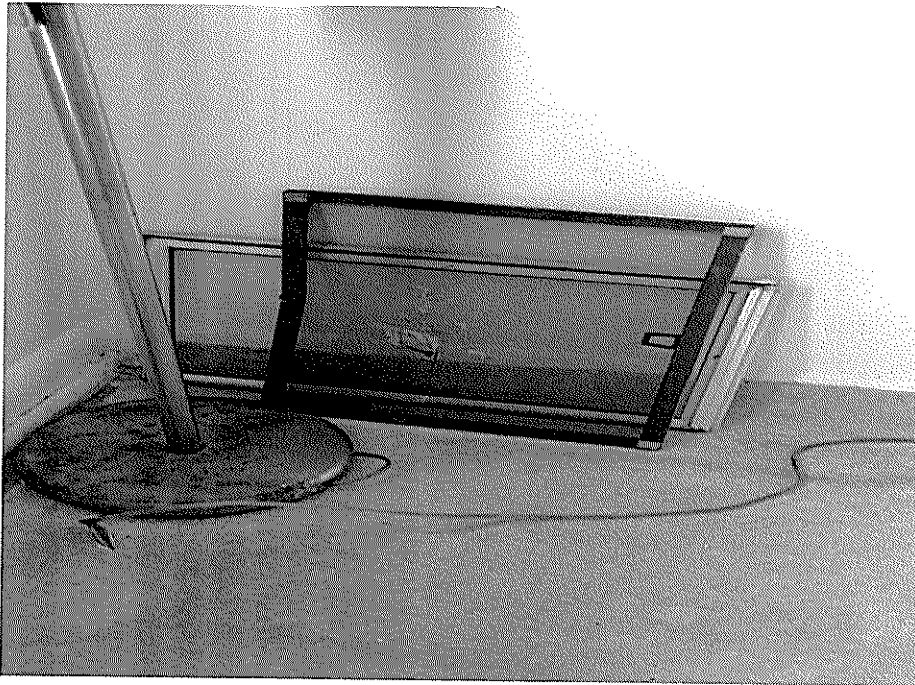
Attachment Reference : 61176852



Description:

↓
cleaning.



Folder No: **Property/Location:** **Work Type:** **Attendance Date:** **Investigating Officer:** **Badge No:** **Photograph No. 5 of 10****Attachment Reference :** **Description:**

Folder No: 20 19 106100 PRS 00 IR**Property/Location:** 9 GREENTREE CRT UNIT 11 -**Work Type:** Property Standards **Attendance Date:** January 21, 2019**Investigating Officer:** Cipolletta, Austin **Badge No:****Photograph No. 6 of 10****Attachment Reference :** 61176852**Description:**

Folder No: 20 19 106100 PRS 00 IR

Property/Location: 9 GREENTREE CRT UNIT 11 -

Work Type: Property Standards Attendance Date: January 21, 2019

Investigating Officer: Cipolletta, Austin Badge No:

Photograph No. 7 of 10

Attachment Reference : 61176852

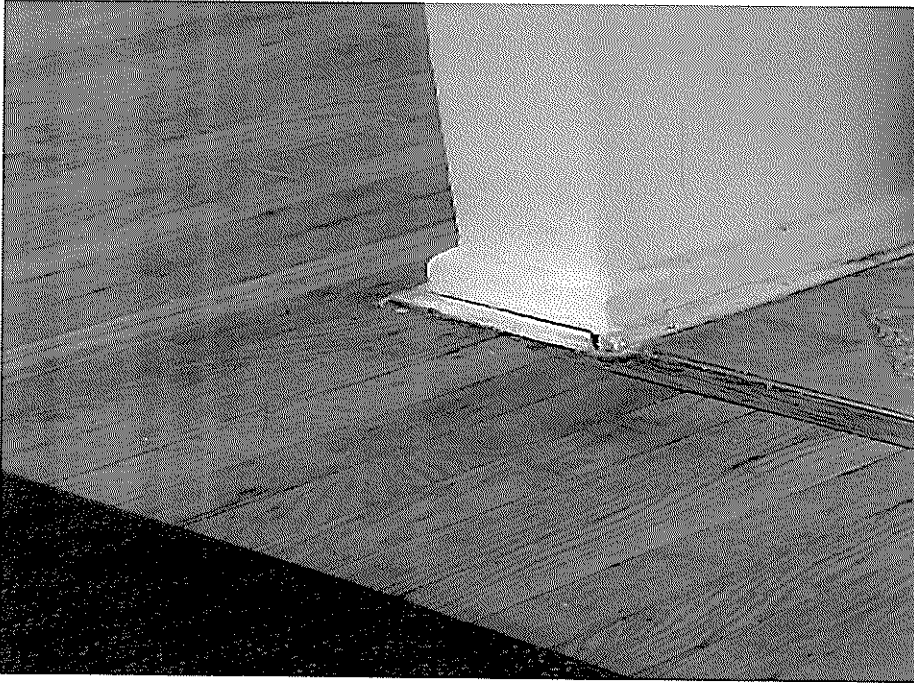


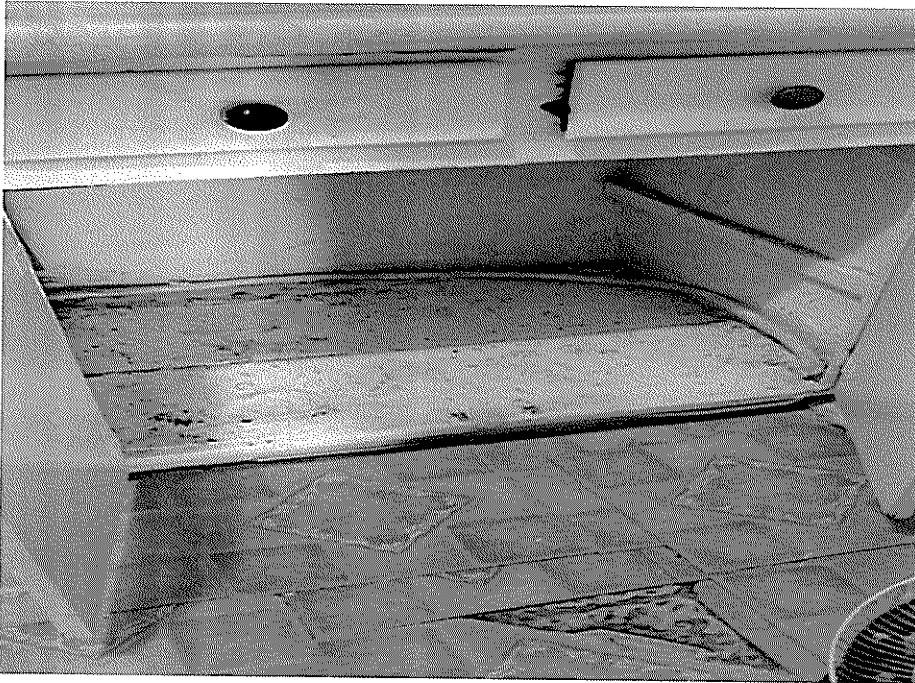
Description:

no view
seen.



Folder No: 20 19 106100 PRS 00 IR**Property/Location:** 9 GREENTREE CRT UNIT 11 -**Work Type:** Property Standards **Attendance Date:** January 21, 2019**Investigating Officer:** Cipolletta, Austin **Badge No:****Photograph No. 8 of 10****Attachment Reference :** 61176852**Description:**

Folder No: **Property/Location:** **Work Type:** **Attendance Date:** **Investigating Officer:** **Badge No:** **Photograph No. 9 of 10****Attachment Reference :** **Description:**

Folder No: **Property/Location:** **Work Type:** **Attendance Date:** **Investigating Officer:** **Badge No:** **Photograph No.** 10 of 10**Attachment Reference :** **Description:****Investigation Officer's Signature:**

Folder No: **Property/Location:** **Work Type:** **Attendance Date:** **Investigating Officer:** **Badge No:** **Photograph No. 1 of 2****Attachment Reference :** **Description:**
Front Door

Folder No: **Property/Location:** **Work Type:** **Attendance Date:** **Investigating Officer:** **Badge No:** **Photograph No. 2 of 2****Attachment Reference :** **Description:**
Front door**Investigation Officer's Signature:**