

From: [Helen Chilas](#)
To: [Toronto East York Community Council](#)
Subject: SZ19.1 / 2 / 3 - 1501 Woodbine - Please Add to the Public Record
Date: April 26, 2021 9:44:27 AM

HIGHLIGHTS & TIMELINES

February 18, 2021 - MLS issues 3 property standards orders to comply, totaling 25 deficiencies.

March 8, 2021 - Metcap files for Appeal, does not inform tenants as per bylaw 354.

March 9, 2021 - Metcap gives notice to a tenant regarding their parking spot to remove items as per MLS orders to comply. Yet garbage continues to spill down the protected ravine system and next to an elementary school parking lot and all items ordered to comply has not been attended to.

March 10, 2021 - Metcap posts notice for demolition/renovations for units #1712 & #1508 that will last approx. 4 weeks.

March 22, 2021 - First of three MLS deadlines to comply expires. Repairs remain outstanding. Demolition/renovations continue inside units.

March 22-29, 2021 (approx) - Random painting, concrete repair work in stairwells. Lack of safety procedures: No notice to tenants. Exit doors closed. Repairs remain outstanding. Concrete continues to deteriorate. New paint peeling within weeks of application.

March 25, 2021 - Three days AFTER the deadline to comply. Metcap gives notice to tenants to move their vehicles for repairs to parking spots 128, 332, 333, 335. Vehicles moved for one day only. Underground parking continues to not be impervious to water. Recurring flooding in parking spot 128. Repairs not completed in accordance to good workmanship standards.

April 19, 2021 - Second of three MLS deadlines to comply expires. Repairs remain outstanding. Units #1712 and #1508 are now completed.

Offer to Rent Online:

"Toronto 2 Bedroom Luxury at 1501 Woodbine":

The last picture posted shows a balcony that remains unfinished, like many of the building's balconies that were to be repaired in 2014. Cracked floors. Concrete deteriorating.

<https://www.metcap.com/apartment/2-bedrooms-apartment-for-rent-at-1501-woodbine-avenue-east-york-on-m4c-4h1?lang=en#.YIX96ZBKHPY>

April 20, 2021 - Metcap posts another notice for demolition/renovations for unit #PH24 that will last approx. 4 weeks.

Property Standards 629, Section 629-4 Compliance required:

A. 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.