

**Order issued to:**

**MARY TARANTINO**  
**23 BODDY CRT**  
**WOODBIDGE, ONTARIO**  
**L4L 8J7**

## PROPERTY STANDARDS ORDER

Issued pursuant to Subsection 15.2(2) of  
the *Building Code Act, S.O., 1992 Chapter 23, as amended.*

**Date issued:** March 22, 2022  
**Folder #:** 22 125264 PRS 00 IV  
**RN**

**Address to which Order Applies:** 442 HORNER AVE 2  
**Legal Description:** PLAN 2225 LOT 372  
**Roll Number:** 1919013410034000000

The above referenced property, which is owned by you or in which you have an interest, was inspected by a Bylaw Enforcement Officer on or about March 21, 2022. This inspection found conditions on the property which are contraventions of the standards prescribed by Toronto Municipal Code, Chapter 629, Property Standards.

**You are hereby ordered** to correct the contraventions listed below in order to bring this property into compliance with the prescribed standards by the dates identified for each contravention.

| Item # | Bylaw Section | Location and Description                                                                                                                                                                                                                                      | Required Action                     | Compliance Date |
|--------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
| 1      | 27.A.         | Bathroom - Unit 2: Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.                                                                                                                                                          | Repair the ceiling                  | April 21, 2022  |
| 2      | 26.A.         | Bathroom - Unit 2: The floor and every appurtenance, surface cover and finish is not maintained. Namely laminate tiles missing.                                                                                                                               | Repair or replace the floor         | April 21, 2022  |
| 3      | 37.A.(3)      | Bathroom - Unit 2: The plumbing system is not kept free from leaks or defects. Namely the pipe underneath the bathroom sink.                                                                                                                                  | Repair the pipe underneath the sink | April 21, 2022  |
| 4      | 5.B.          | Bathroom - Unit 2: The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely the toilet is not working. The toilet does not flush. | Repair or replace the toilet        | April 21, 2022  |
| 5      | 27.A.         | Bathroom - Unit 2: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely the tiles around the bathtub are cracked and are not maintained free of black stains.                                                             | Bathroom tiles need to be replaced  | April 21, 2022  |

| Item # | Bylaw Section | Location and Description                                                                                                                                                                                                                                  | Required Action                                                                                                                                                                                            | Compliance Date |
|--------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 6      | 21.A.(3)      | East Side of Property: Exterior door is not maintained in good repair. Namely the exterior door does not self close and self latch and the door knob.                                                                                                     | Repair or replace                                                                                                                                                                                          | April 21, 2022  |
| 7      | 29.A.(2)      | Entranceway: Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building.                                                                                       | Install two way voice communication system and security locking release mechanism                                                                                                                          | April 21, 2022  |
| 8      | 35.C.         | Entranceway: The electrical fixtures are not maintained in good working order. Namely the electrical baseboard heaters are not maintained in good repair.                                                                                                 | Repair or replace electrical baseboard heaters                                                                                                                                                             | April 21, 2022  |
| 9      | 5.A.          | Entranceway: The property is not maintained and/or kept clean in accordance with the standards. Namely the area rugs are not cleaned.                                                                                                                     | Clean area rugs                                                                                                                                                                                            | April 21, 2022  |
| 10     | 34.A.         | Kitchen - Unit 2: Meals are being prepared in the room in which the required counter, backsplash and drain board are not made of a material impervious to water. Namely the kitchen counter is rotted.                                                    | Replace kitchen countertop                                                                                                                                                                                 | April 21, 2022  |
| 11     | 27.A.         | Living Room - Unit 2: Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.                                                                                                                                                   | Repair the ceiling                                                                                                                                                                                         | April 21, 2022  |
| 12     | 5.A.          | Throughout Building: The property is not maintained and/or kept clean in accordance with the standards. Namely the common areas are not maintained clean. Namely the walls, the floors, stairwell and etc. are not maintained clean.                      | Clean the interior common areas                                                                                                                                                                            | April 21, 2022  |
| 13     | 9.            | Throughout Dwelling Unit: The property is not being kept free of rodents, vermin, insects or other pests.                                                                                                                                                 | Dwelling unit not maintained free of pest                                                                                                                                                                  | April 21, 2022  |
| 14     | 10.B.         | Throughout Property: The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely accumulation of dead leaves, old BBQs, dog feces and tires. | Ensure that the property is kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely accumulation of dead leaves, old BBQs, dog feces and tires. | April 21, 2022  |

**Order issued by:**

**Name:** Michael Anastasopoulos      **Telephone:** 647-212-6174      **Email:** manasta@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 8:00 AM to 4:30 PM.

### Appeal Procedure

An owner or occupant who 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  
City Hall, 2nd Floor  
100 Queen Street West  
Toronto, ON M5H 2N2

on or before April 11, 2022, 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](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]

**Order issued to:**

**SERGIO TARANTINO**  
**23 BODDY CRT**  
**WOODBIDGE, ONTARIO**  
**L4L 8J7**

## PROPERTY STANDARDS ORDER

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| 2      | 26.A.         | Bathroom - Unit 2: The floor and every appurtenance, surface cover and finish is not maintained. Namely laminate tiles missing.                                                                   | Repair or replace the floor         | April 21, 2022  |
| 3      | 37.A.(3)      | Bathroom - Unit 2: The plumbing system is not kept free from leaks or defects. Namely the pipe underneath the bathroom sink.                                                                      | Repair the pipe underneath the sink | April 21, 2022  |
| 4      | 5.B.          | Bathroom - Unit 2: The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.  | Repair or replace the toilet        | April 21, 2022  |
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| 6      | 21.A.(3)      | East Side of Property: Exterior door is not maintained in good repair. Namely the exterior door                                                                                                   | Repair or replace                   | April 21, 2022  |

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|--------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|        |               | does not self close and self latch and the door knob.                                                                                                                                                                                                |                                                                                                                                                                                                            |                 |
| 7      | 29.A.(2)      | Entranceway: Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building.                                                                                  | Install two way voice communication system and security locking release mechanism                                                                                                                          | April 21, 2022  |
| 8      | 35.C.         | Entranceway: The electrical fixtures are not maintained in good working order. Namely the electrical baseboard heaters are not maintained in good repair.                                                                                            | Repair or replace electrical baseboard heaters                                                                                                                                                             | April 21, 2022  |
| 9      | 5.A.          | Entranceway: The property is not maintained and/or kept clean in accordance with the standards. Namely the area rugs are not cleaned.                                                                                                                | Clean area rugs                                                                                                                                                                                            | April 21, 2022  |
| 10     | 34.A.         | Kitchen - Unit 2: Meals are being prepared in the room in which the required counter, backsplash and drain board are not made of a material impervious to water. Namely the kitchen counter is rotted.                                               | Replace kitchen countertop                                                                                                                                                                                 | April 21, 2022  |
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| 13     | 9.            | Throughout Dwelling Unit: The property is not being kept free of rodents, vermin, insects or other pests.                                                                                                                                            | Dwelling unit not maintained free of pest                                                                                                                                                                  | April 21, 2022  |
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**Name:** Michael Anastasopoulos    **Telephone:** 647-212-6174    **Email:** manasta@toronto.ca

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### **Note:**

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442 Horner Avenue



May 16, 2022

 #116  
M. Anastasopoulos:



442 Horner Avenue  
Rear

May 16, 2022

 **Toronto**  
MLS Investigations

  
M. Anastasopoulos: *2022*



442 Horner Avenue  
Unit 2

March 21, 2022

Item # 1 #116

  
M. Anastasopoulos:



442 Horner Avenue  
Unit 2

May 16, 2022

Item # 1

A handwritten signature in black ink, appearing to read "M. Anastasopoulos".

M. Anastasopoulos:



442 Horner Avenue  
Unit 2

March 21, 2022

Item # 2  
*M. Anastasopoulos* #116  
M. Anastasopoulos:



442 Horner Avenue  
Unit 2

May 16, 2022

Item # 2

*M. Anastopoulos* #116

M. Anastopoulos:



 **Toronto**  
MLS Investigations

442 Horner Avenue  
Unit 2

March 21, 2022

Item # 3

 #116  
M. Anastasopoulos:



 **TORONTO**  
MLS Investigations

442 Horner Avenue  
Unit 2

March 21, 2022

Item # 4

 0116  
M. Anastasopoulos:



442 Horner Avenue  
Unit 2

May 16, 2022

Item # 4

*M. Anastasopoulos* +10  
M. Anastasopoulos:





442 Horner Avenue  
Unit 2

March 21, 2022

Item # 5

  
M. Anastasopoulos: *me*



 **Toronto**  
MLS Investigations

442 Horner Avenue  
Unit 2

May 16, 2022

Item # 5

  
M. Anastasopoulos: #116



442 Horner Avenue

March 21, 2022

Item # 6

 #126  
M. Anastasopoulos:



 **Toronto**  
MLS Investigations

442 Horner Avenue

May 16, 2022

Item # 6

  
M. Anastasopoulos: 216



442 Horner Avenue

March 21, 2022

Item # 7

  
M. Anastasopoulos: 2/16



442 Horner Avenue

March 21, 2022

Item # 8

  
M. Anastasopoulos:



442 Horner Avenue

March 21, 2022

Item # 8

  
M. Anastasopoulos:



442 Horner Avenue

May 16, 2022

Item # 8

 5/16  
M. Anastasopoulos:



442 Horner Avenue

May 16, 2022

Item # 8

  
M. Anastasopoulos:



442 Horner Avenue

March 21, 2022

Item # 9

  
M. Anastasopoulos:



442 Horner Avenue

March 21, 2022

Item # 10

 <sup>116</sup>  
M. Anastasopoulos:







442 Horner Avenue  
Unit 2

March 21, 2022

Item # 11

  
M. Anastasopoulos:



442 Horner Avenue  
Unit 2

May 16, 2022

Item # 11

M. Anastasopoulos 4/16  
M. Anastasopoulos:





442 Horner Avenue

March 21, 2022

Item # 12

M. Anastasopoulos <sup>2/16</sup>  
M. Anastasopoulos:



442 Horner Avenue  
Unit 2

March 21, 2022

Item # 13

  
M. Anastasopoulos:

2116





442 Horner Avenue

March 21, 2022

Item # 14

  
M. Anastasopoulos: 416





442 Horner Avenue

May 16, 2022

Item # 14

 6/16  
M. Anastasopoulos: