

Order issued to:

LEONIDAS VLAHAKIS
284 BROOKE AVE
TORONTO, ON M5M 2L2
CAN

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

Date issued: February 4, 2022
Folder #: 22 111165 PRS 00 IV
RN

Address to which Order Applies: 1520-1548 WARDEN AVE
Legal Description: PLAN 5668 PT BLK A PT BLK B
Roll Number: 1901033330022000000

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 February 4, 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	20.A.	Basement: The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials.	Rectify roof remove loose objects	March 03, 2022
2	20.A.	Basement: The roof or one of its component is not free from leaks.	Rectify leakage by taking immediate action and clear water ponding	March 03, 2022
3	20.A.	Bathroom: The roof or one of it's components is not free from a hazardous condition. Namely active leaking creates water ponding	Rectify bathroom roof leaking by taking immediate action	March 03, 2022
4	27.A.	Ground Floor: Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Rectify roof leaking by taking immediate action	March 03, 2022

Order issued by:

Name: Waseem Safdar Telephone: 647-463-7824 Email: Waseem.Safdar@toronto.ca

Address: 1530 Markham Road, 3rd Floor

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 416 396-4166*, 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, Scarborough Panel, City Clerk's Office
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

on or before February 25, 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.

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]

Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE - E2121

Work Type: Property Standards Attendance Date: February 4, 2022

Investigating Officer: Safdar, Waseem Badge No: 602

Photograph No. 1 of 12

Attachment Reference : 69864909

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Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE - E2121

Work Type: Property Standards Attendance Date: February 4, 2022

Investigating Officer: Safdar, Waseem Badge No: 6021

Photograph No. 2 of 12

Attachment Reference : 69864909

Waseem



Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE -- E2121

Work Type: Property Standards

Attendance Date: February 4, 2022

Investigating Officer: Saldar, Waseem

Badge No: 6021

Photograph No. 3 of 12

Attachment Reference : 69864909

Waseem



Folder No:

Property/Location:

Work Type: Attendance Date:

Investigating Officer: Badge No:

Photograph No. 4 of 12

Attachment Reference :

Waseem



Folder No: 20 22 110313 PRS 00 IR
Property/Location: 1530 WARDEN AVE -- E2121
Work Type: Property Standards Attendance Date: February 4, 2022
Investigating Officer: Safdar, Waseem Badge No: 6021

Photograph No. 3 of 12

Attachment Reference : 69864909



Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE -- E2121

Work Type: Property Standards

Attendance Date: February 4, 2022

Investigating Officer: Safdar, Waseem

Badge No: 6021

Photograph No. 6 of 12

Attachment Reference : 69864909

A handwritten signature in black ink, appearing to read 'Waseem'.

Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE -- E2121

Work Type: Property Standards

Attendance Date: February 4, 2022

Investigating Officer: Safdar, Waseem

Badge No: 6021

Photograph No. 7 of 12

Attachment Reference : 69864909

A handwritten signature in black ink, appearing to read 'Waseem'.

Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE -- E2121

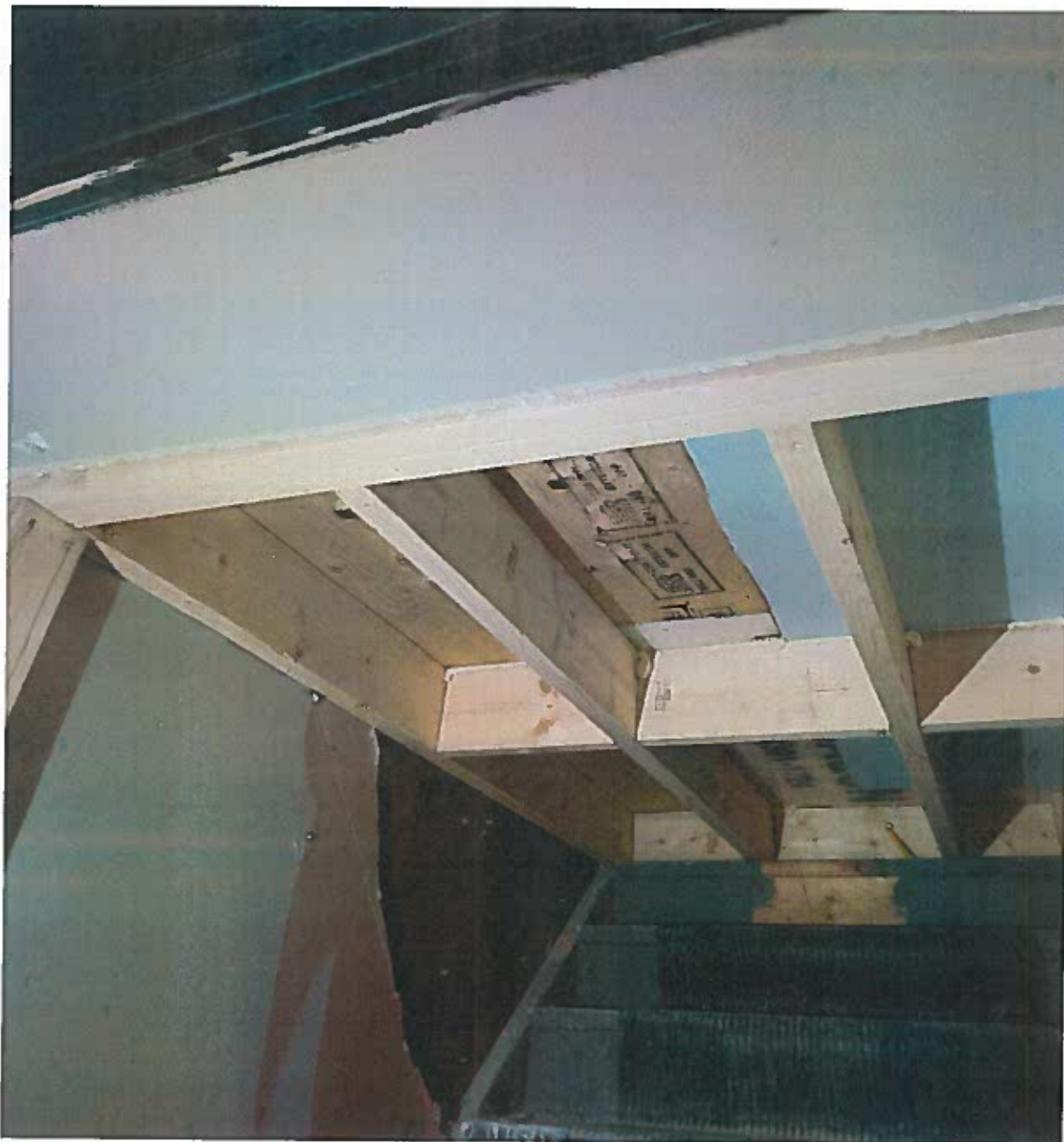
Work Type: Property Standards Attendance Date: February 4, 2022

Investigating Officer: Safdar, Waseem Badge No: 6021

Photograph No. 8 of 12

Attachment Reference : 69864909

Waseem



Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE - E2121

Work Type: Property Standards Attendance Date: February 4, 2022

Investigating Officer: Safdar, Waseem Badge No: 6021

Photograph No. 9 of 12

Attachment Reference : 69864909

Waseem



Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE -- E2121

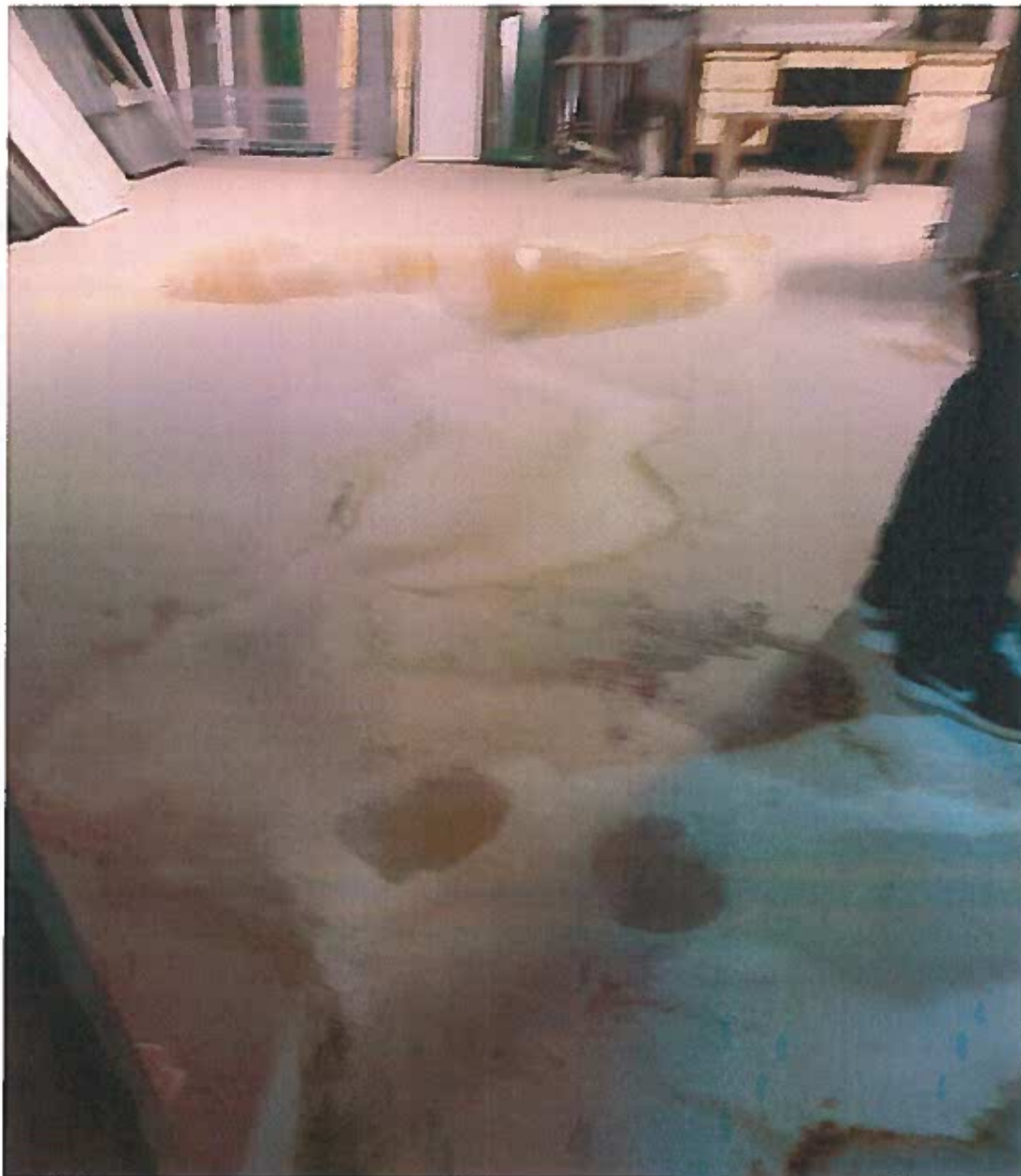
Work Type: Property Standards Attendance Date: February 4, 2022

Investigating Officer: Saldar, Waseem Badge No: 6021

Photograph No. 1 of 12

Attachment Reference : 69864909

Waseem



Folder No: 20 22 110313 PRS 00 IR

Property/Location: 1530 WARDEN AVE - E2121

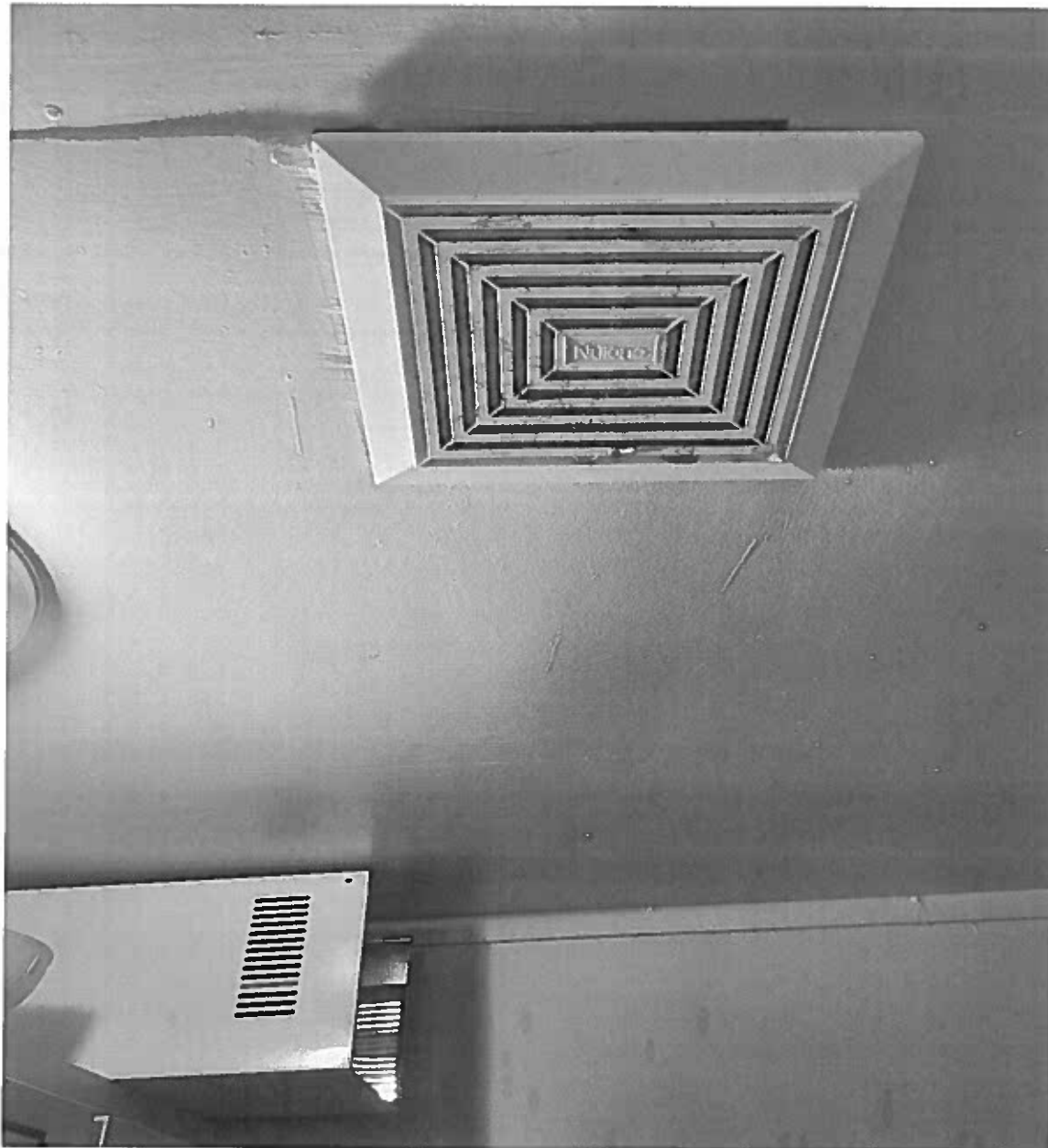
Work Type: Property Standards Attendance Date: February 4, 2022

Investigating Officer: Safdar, Waseem Badge No: 6021

Photograph No. 11 of 12

Attachment Reference : 69864909

Wpm



DATED: FEBRUARY 3, 2022

1530 Warden Ave

Warden Se. Side
BEO - Investigation Services
City of Toronto

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Becky Lee-Kwong

WSP

From: Becky Lee-Kwong
Sent: February 3, 2022 7:18 AM
To: 'farhansurati@ymail.com'
Subject: 1530 Warden Avenue-Surati Brothers Indian Grocery Store CUST#:00512198 Submit Photo Evidence Please

Hi;

Please be advised the City has received the above subject service request for investigation. However, if you are able to provide us photo evidence to validate and support your complaint, you may forward to email:

MLSEast@toronto.ca. Your file will be assigned to an Officer who will attempt to contact you within 5 days.

Thank You

Becky, Administration Staff