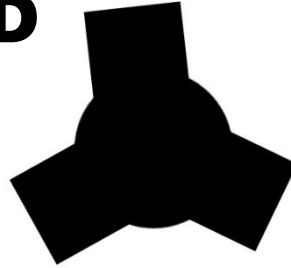


500 DAWES ROAD TENANTS' ASSOCIATION



808-500 Dawes Road
Toronto, ON
M4B 2G1
DAACTA@outlook.com
Fieldto1@acorncanada.org
416-461-9233

BY EMAIL: phc@toronto.ca; clerk@toronto.ca

April 5th, 2024

**Councillor Gord Perks,
Councillor Brad Bradford &
Planning and Housing Committee**
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE: Re: PH11.8 - RentSafeTO Program Update Report

Good day,

By way of introduction, I am the Chair of the Dawes ACORN Tenants' Association (DAACTA).

Our association has been working collaboratively and diligently with ACORN Toronto, Don Valley Community Legal Services local residents, and other community partners to address serious property standards violations at 500 Dawes Road spanning several years. To date there is an active order wherein 84 property standards violations have been identified at the property. These are in addition to several other property standards orders, all of which have been registered on title to the property.

Despite a litany of orders from Municipal Licencing & Standards (MLS), confirmation of these orders by the City's Property Standards Committee, registration of these orders on title to the property and ongoing complaints from tenants, no meaningful improvements have materialized at the building.

The fact that City has not exercised its power to undertake remedial action at 500 Dawes Road speaks volumes about how much regard the City has for vulnerable working-class renters in Toronto.



Our association is experiencing difficulty discerning the benefits in the reporting documentation from RentSafeTO Staff and the executive director of Municipal Licensing & Standards as it relates to cost-recovery measures related to the provision of targeted engagement action in apartment buildings. We fail to see how these recommendations alone will help to meaningfully address existing deficiencies in so far as enforcement is concerned.

An Administrative Penalty System needs to be implemented to address non-compliance of property standards orders. A more formalized approach to employing the remedial action remedies set out at subsection 629-49.3 of the City's Property Standards Bylaw is another area where the City is failing tenants substantially. MLS should be working closely with the City's legal division and other relevant divisions to achieve this end.

The Situation at 500 Dawes Road is indicative of the lack of competence and commitment to service that has taken grip of Municipal Licensing & Standards.

I have enclosed our association's latest correspondence to the local Councillor Brad Bradford, 311, The Director of Municipal Licensing & Standards and other senior staff at MLS.

Tenants deserve better. The cycle of pretending to care needs to stop.

Institute an administrative penalty system and provide a clear framework for remedial action where serious property standards violations and prolonged non-compliance are a factor.



Ryan Endoh
Chair,
500 Dawes Road Tenants' Association



500 DAWES ROAD TENANTS' ASSOCIATION



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416-461-9233

April 4th, 2024

TO: Municipal Licensing & Standards; and
RentSafeTO; & Councillor Bradford

100 Queen St. W.,
Toronto ON M5H 2N2

RE: 500 DAWES ROAD, TORONTO ON M4B2G1

LEGALLY DESCRIBED AS:

LT 1 PL 3433 TWP OF YORK; LT 2 PL 3433 TWP OF YORK; LT 3 PL 3433 TWP OF YORK; LT 4 PL
3433 TWP OF YORK; PT LT 5 PL 3433 TWP OF YORK; CITY OF TORONTO

OUTSTANDING PROPERTY STANDARDS ORDERS

For roughly two decades, tenants of 500 Dawes Road have filed thousands of complaints to the City of Toronto's Municipal Licensing & Standards Division regarding serious maintenance deficiencies, poor management, pests, and other safety concerns at the apartment complex, which are impacting residents at the building and in the surrounding neighbourhood.

As you are likely aware, there are several outstanding property standards orders at 500 Dawes Road which, after prolonged non-compliance, were confirmed by the City's Property Standards Committee (the "Committee") in their order dated November 21, 2022.

As of our association's last search of title to 500 Dawes Road (dated January 11, 2023), we discovered eleven (11) historical instances of property standards orders having been registered on title to the property by the City. Among those discovered; eight (8) remain active on title, the earliest of which was registered on August 12, 2014 (almost ten years ago). The most recent order was registered on December 12, 2022 and details 84 property standards violations which have not been complied with to date.

Despite the property owner's (Havcare Investments Inc.'s) refusal to effect the repairs set out in the foregoing orders, confirmation of the same by the Committee, and the property's failing grade of 48% on RentSafeTO's building scores database, it is our understanding that the City is not proceeding to effect these repairs using its authority to undertake remedial action in accordance with subsection 629-49.3 of the City's Property Standards Bylaw.

Notwithstanding, we understand that the City has applied to the Ontario Court of Justice; seeking the imposition of fines against the property owner although, we are not currently in receipt of the City's application or any of the disclosures detailing the matter.

We therefore request that you provide our Association with information pertaining to the following:

1. Details regarding the general circumstances under which the City would deem remedial action an appropriate undertaking, on its part, to address a property standards violation.
2. The steps the City is taking to undertake remedial action to address the foregoing property standards violations at 500 Dawes Road in accordance with its power to do so under the property standards by-law.
3. Details/documents pertaining to any active/current litigation involving the City and the property owner, before a court, tribunal, or other adjudicative body, which are of public record, including (without limitation), applications/pleadings, evidence, disclosures or any other relevant documents.
4. Information regarding any administrative penalties, fines, and any other enforcement measures the City is currently undertaking or contemplating to utilize to address the property owners non-compliance.

In addition to the requisitions above, we that the City undertaking remedial action by on an immediate basis to address all outstanding property standards violations given their breadth and the property owner's established history of non-compliance. **We further request that you provide us with a response by April 5th, 2024**

We have attempted to patiently wait for the City's processes to unfold and address this matter. However, we have determined that communication with your offices is warranted as the building's common areas remain in a state of serious disrepair.

We have enclosed the following attachments:

1. Title Search – 500 Dawes Road (Dated January 11, 2023)
2. Property Standards Order (Folder # 22 190741 PRS 00 IV), confirmed by the Committee on November 21, 2022
3. RentSafeTO Score History for 500 Dawes Road
4. Petition from Tenants & Local Residents, in support

Yours sincerely,



Ryan Endoh
Chair,
Dawes ACORN Tenants' Association

TAB 1

LAND
REGISTRY
OFFICE #66

10442-0323 (LT)

PAGE 1 OF 3
PREPARED FOR michelle
ON 2023/01/11 AT 12:49:56

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 1 PL 3433 TWP OF YORK; LT 2 PL 3433 TWP OF YORK; LT 3 PL 3433 TWP OF YORK; LT 4 PL 3433 TWP OF YORK; PT LT 5 PL 3433 TWP OF YORK; PT KILQUARRY LANE PL 3433 TWP OF YORK AS CLOSED BY EY71173; PT N1/2 LT 1 CON 2 FTB TWP OF YORK; PT LT 2 CON 2 FTB TWP OF YORK AS IN CA346545; S/T AN EASEMENT IN FAVOR OF ROGERS CABLE INC., AS IN AT67912; SUBJECT TO AN EASEMENT OVER PART 2 ON EXPROPRIATION PLAN AT4824155 AS IN AT4824155; SUBJECT TO AN EASEMENT OVER PARTS 1 & 3 ON EXPROPRIATION PLAN AT4824155 AS IN AT4824155; CITY OF TORONTO

PROPERTY REMARKS: CORRECTION: DOCUMENT 66R29929 REMOVED FROM 10442-0323 ON 2018/03/19 AT 12:24 BY NOEL, MILES.

ESTATE/QUALIFIER: FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 2001/01/29

OWNERS' NAMES: HAVCARE INVESTMENTS INC.

CAPACITY SHARE: BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/01/26 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN. THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/01/29 **						
EY138273	1964/05/11	AGREEMENT			TOWNSHIP OF EAST YORK	C
REMARKS: SKETCH ATTACHED.						
EY231624	1980/08/28	NOTICE OF LEASE			METRO-MATIC SERVICES LIMITED	C
CA346545	1995/05/23	TRANSFER	\$8,212,600		HAVCARE INVESTMENTS INC.	C
CA346546	1995/05/23	CHARGE	\$7,387,450		SUN LIFE ASSURANCE CO. OF CANADA	C
CA346547	1995/05/23	ASSIGNMENT GENERAL				C
REMARKS: CA346546						
E399838	2001/03/16	NOTICE		HAVCARE INVESTMENTS INC.	SUN LIFE ASSURANCE COMPANY OF CANADA	C
REMARKS: CA346546						
AT67912	2002/12/23	TRANSFER EASEMENT	\$2	HAVCARE INVESTMENTS INC.	ROGERS CABLE INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
AT1834773	2008/07/16	NOTICE OF LEASE		HAVCARE INVESTMENTS INC.	ROGERS COMMUNICATIONS INC.	C
AT2275665	2010/01/11	NOTICE		ROGERS COMMUNICATIONS INC.		C
	REMARKS: THIS NOTICE IS FOR AN INDETERMINATE PERIOD					
AT3420256	2013/10/01	APL GOVT ORDER		*** COMPLETELY DELETED *** CITY OF TORONTO		
AT3420257	2013/10/01	APL GOVT ORDER		*** COMPLETELY DELETED *** CITY OF TORONTO		
AT3420258	2013/10/01	APL GOVT ORDER		*** COMPLETELY DELETED *** CITY OF TORONTO		
AT3543397	2014/03/24	LIEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
	REMARKS: RE: TAX LIEN					
AT3658957	2014/08/12	APL GOVT ORDER		CITY OF TORONTO		C
AT3669825	2014/08/22	DISCHARGE INTEREST		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
	REMARKS: AT3543397.					
AT3715931	2014/10/17	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF TORONTO		
	REMARKS: DELETE AT3420256					
AT3715932	2014/10/17	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF TORONTO		
	REMARKS: DELETE AT3420257					
AT3835476	2015/03/18	APL (GENERAL)		*** COMPLETELY DELETED *** CITY OF TORONTO		
	REMARKS: DELETE AT3420258.					
AT4119276	2016/01/15	APL GOVT ORDER		CITY OF TORONTO		C
	REMARKS: PROPERTY STANDARD ORDER					
AT4824155	2018/03/19	PLAN EXPROPRIATION			CITY OF TORONTO	C
	REMARKS: 1, 2, 3					

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT5237909	2019/09/16	APL GOVT ORDER		CITY OF TORONTO		C
AT5237910	2019/09/16	APL GOVT ORDER		CITY OF TORONTO		C
AT5237911	2019/09/16	APL GOVT ORDER		CITY OF TORONTO		C
AT5237912	2019/09/16	APL GOVT ORDER		CITY OF TORONTO		C
AT5796678	2021/07/13	APL GOVT ORDER		CITY OF TORONTO		C
AT6245097	2022/12/12	APL GOVT ORDER		CITY OF TORONTO		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

TAB 2

Order issued to:

HAVCARE INVESTMENTS INC
44 MICHAEL CRT
THORNHILL ON L4J 3A9
CANADA

PROPERTY STANDARDS ORDER

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

Date issued: September 06, 2022
Folder #: 22 190741 PRS 00 IV
RN

Address to which Order Applies: 500 DAWES RD
 Legal Description: CON 2 PT LOT 1 PLAN 3433 LOT 1 TO 4
 Roll Number: 1906012120057000000

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 August 11, 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	5.A.	10th floor - near elevator lobby: The property is not maintained and/or kept clean in accordance with the standards. Namely, security cameras vandalized with markings/paint.	Clean and remove markings on the security cameras in a workmanlike manner.	06-Oct-2022
2	5.A.	10th floor stairwell - near unit 1019: The property is not maintained and/or kept clean in accordance with the standards. Namely, floor number missing.	Replace floor number in a workmanlike manner.	06-Oct-2022
3	5.A.	1st floor - near exterior exit leading to garbage containment area: The property has not been repaired in accordance with the standards. Namely, damaged radiator cover.	Repair, maintain and keep clean the property in accordance with the standards and take immediate action to eliminate any unsafe condition. Repair and refinish radiator cover in a workmanlike manner.	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
4	5.A.	<p>1st floor - near exterior exit leading to garbage containment area:</p> <p>The property has not been repaired in accordance with the standards.</p> <p>Namely; exit sign hanging from wiring on ceiling and not in good repair.</p>	<p>Repair, maintain and keep clean the property in accordance with the standards and take immediate action to eliminate any unsafe condition.</p> <p>Repair exit sign in a workmanlike manner.</p>	06-Oct-2022
5	28.C.	<p>1st floor - throughout: Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.</p> <p>Namely; finish deteriorated on common area doors.</p>	<p>Interior doors, their frames, glass panels and hardware shall be maintained in good repair and all doors shall be of a good fit in their frames.</p> <p>Repair and refinish common area doors in a workmanlike manner.</p>	06-Oct-2022
6	27.A.	<p>5th floor - between unit 508 and unit 509: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.</p> <p>Namely; wall damaged and deteriorated.</p>	<p>Every wall and ceiling shall be maintained clean and free of holes, cracks and damaged and deteriorated surface material, and each repair shall be finished to reasonably match the existing walls or ceilings.</p> <p>Repair and refinish wall in a workmanlike manner.</p>	06-Oct-2022
7	5.A.	<p>5th floor stairwell (west): The property has not been repaired in accordance with the standards.</p> <p>Namely; floor number missing.</p>	<p>Repair, maintain and keep clean the property in accordance with the standards and take immediate action to eliminate any unsafe condition.</p> <p>Replace floor number in a workmanlike manner.</p>	06-Oct-2022
8	27.A.	<p>6th floor interior hallway - near unit 610: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.</p> <p>Namely; missing baseboard.</p>	<p>Every wall and ceiling shall be maintained clean and free of holes, cracks and damaged and deteriorated surface material, and each repair shall be finished to reasonably match the existing walls or ceilings.</p> <p>Replace baseboard in a workmanlike manner.</p>	06-Oct-2022
9	27.B.	<p>All elevator door frames in interior hallways - Throughout: Previously finished surface(s) in the public area of the property is not maintained in good repair.</p> <p>Namely; finish deteriorated on elevator door frames.</p>	<p>Previously finished walls and other surfaces in public areas of property shall be maintained in good repair and shall be renewed or refinished, when necessary, to maintain a similar appearance.</p> <p>Repair and refinish elevator door frames in a workmanlike</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
			manner.	
10	26.A.	<p>All stairwells - Throughout building: The floor and every appurtenance, surface cover and finish is not maintained.</p> <p>Namely; floor finish deteriorated in multiple areas.</p>	<p>Every floor, stair, landing and every appurtenance, surface covering and finish attached to or laid upon it shall be maintained so as to properly perform its intended function and be reasonably smooth and level.</p> <p>Repair and refinish floors where required in a workmanlike manner.</p>	06-Oct-2022
11	19.A.	<p>All stairwells - Throughout building: The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.</p> <p>Namely; finish deteriorated on guards and handrails.</p>	<p>All stairs, verandas, porches, decks, loading docks, ramps, balconies, fire escapes and other similar structures and all treads, risers, guards, handrails, supporting structural members or other appurtenances attached to them shall be maintained free from defects and hazards, capable of supporting all loads to which they may be subjected, and in a safe, clean, sanitary condition and in good repair.</p> <p>Refinish guards and handrails in a workmanlike manner.</p>	06-Oct-2022
12	36.F.	<p>All stairwells - Throughout building: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.</p> <p>Namely; multiple missing light covers throughout stairwells.</p>	<p>All lighting fixtures shall be protected from damage, and, if necessary to protect a lighting fixture from damage, the lighting fixture shall be protected by the provision of wired glass or other suitable means of protection, and the fixtures and protective material shall be maintained in a clean condition.</p> <p>Replace light covers in a workmanlike manner.</p>	06-Oct-2022
13	37.I.	<p>Boiler room: The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.</p> <p>Namely; multiple floor drain covers missing.</p>	<p>The trapped floor drains required under Subsection H shall be screened with a metal grill or other suitable material so as to effectively exclude rodents.</p> <p>Replace floor drain covers in a workmanlike manner.</p>	06-Oct-2022
14	27.B.	<p>Breezeway - between parking garage and floor B1: Previously finished surface(s) in the public area of the property is not maintained in good repair.</p> <p>Namely; ventilation duct near</p>	<p>Repair and refinish ventilation duct in a workmanlike manner.</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		ceiling has paint peeling and deterioration.		
15	19.A.	Breezeway - between parking garage and floor B1: The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; hand rail damaged and in disrepair.	Repair and refinish handrail in a workmanlike manner.	06-Oct-2022
16	36.D.	Breezeway between parking garage and floor B1: Interior lighting fixtures or lamps are not maintained. Namely; light burnt out.	Replace bulb and/or repair light fixture in a workmanlike manner.	06-Oct-2022
17	36.F.	Breezeway - Between parking garage and floor B1: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; missing light cover.	Replace light cover in a workmanlike manner.	06-Oct-2022
18	36.F.	Chute rooms - Throughout building: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; multiple missing light covers in garbage chute rooms throughout building.	Replace light covers in a workmanlike manner.	06-Oct-2022
19	36.F.	Compactor room: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; missing light covers.	Replace light covers in a workmanlike manner.	06-Oct-2022
20	27.A.	Compactor room: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; plaster deterioration and damage on walls.	Repair and refinish walls in a workmanlike manner.	06-Oct-2022
21	23.A.	Drive aisle - North side of building: Driveway(s) and/or similar areas not maintained. Namely; drive aisle pavement damaged and deteriorated.	Steps, landings, walks, driveways, parking spaces, ramps and similar areas of a yard shall be maintained in good repair so as to afford safe passage under normal use.	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
			Repair and refinish drive aisle in a workmanlike manner.	
22	13.	<p>Exterior - Throughout: The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.</p> <p>Namely; rod iron fencing paint peeling and rusting throughout exterior property.</p>	<p>All fences, screens and other enclosures around or on a property shall be maintained in a structurally sound condition and plumb, unless specifically designed to be other than vertical, with a uniform construction, in good repair and free from hazards.</p> <p>Repair and refinish rod iron fencing in a workmanlike manner.</p>	06-Oct-2022
23	22.F.	<p>Exterior - Garbage containment area: Garbage storage area is not maintained in a clean and odour free condition.</p> <p>Namely; exterior garage containment area floor and surrounding area not maintained clean.</p>	<p>Every garbage chute, garbage disposal room, garbage storage area, garbage container or receptacle shall be washed and disinfected as often as is necessary to maintain a clean and odour-free condition.</p> <p>Clean and clear exterior garbage containment floor and surrounding area in a professional manner.</p>	06-Oct-2022
24	22.F.	<p>Exterior - garbage containment area: Garbage storage area is not maintained in a clean and odour free condition.</p> <p>Namely; exterior garbage containment area floor not maintained to be clean.</p>	<p>Every garbage chute, garbage disposal room, garbage storage area, garbage container or receptacle shall be washed and disinfected as often as is necessary to maintain a clean and odour-free condition.</p> <p>Clean and clear exterior garbage containment area floor and area in a professional manner.</p>	06-Oct-2022
25	22.D.	<p>Exterior - garbage containment area: The garbage containers are not water tight.</p> <p>Namely; garbage storage bins are damaged, rusting and deteriorated.</p>	<p>The receptacles shall be containers that are water-tight, equipped with a tight-fitting cover, pest-proof, and shall be maintained in a clean state.</p> <p>Replace or repair and refinish garbage bins in a workmanlike manner.</p>	06-Oct-2022
26	13.	<p>Exterior - near driveway entrance: The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.</p> <p>Namely; rod iron fence damaged and in disrepair.</p>	<p>All fences, screens and other enclosures around or on a property shall be maintained in a structurally sound condition and plumb, unless specifically designed to be other than vertical, with a uniform construction, in good repair and free from hazards.</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
27	13.	<p>Exterior - near south side walkway leading to the street: The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.</p> <p>Namely; rod iron fence damaged and in disrepair.</p>	<p>All fences, screens and other enclosures around or on a property shall be maintained in a structurally sound condition and plumb, unless specifically designed to be other than vertical, with a uniform construction, in good repair and free from hazards.</p> <p>Repair and refinish rod iron fence in a workmanlike manner.</p>	06-Oct-2022
28	19.A.	<p>Exterior - parking garage ramp: The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.</p> <p>Namely; paint peel and rusting on parking garage ramp guards.</p>	<p>All stairs, verandas, porches, decks, loading docks, ramps, balconies, fire escapes and other similar structures and all treads, risers, guards, handrails, supporting structural members or other appurtenances attached to them shall be maintained free from defects and hazards, capable of supporting all loads to which they may be subjected, and in a safe, clean, sanitary condition and in good repair.</p> <p>Repair and refinish ramp guards in a workmanlike manner.</p>	06-Oct-2022
29	14.	<p>Exterior - parking garage ramp: The retaining wall is not being maintained in good repair.</p> <p>Namely; paint peeling on walls of parking garage ramp.</p>	<p>Retaining walls shall be structurally sound and plumb, unless specifically designed to be other than vertical, and shall be maintained in good repair and free from hazard.</p> <p>Repair and refinish parking garage ramp walls in a workmanlike manner.</p>	06-Oct-2022
30	19.A.	<p>Exterior garage pedestrian exit stairwells - Throughout: The stairs, treads, risers, guards, handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.</p> <p>Namely; paint peel and rusting on pedestrian exit stairwell guards and handrails throughout property.</p>	<p>All stairs, verandas, porches, decks, loading docks, ramps, balconies, fire escapes and other similar structures and all treads, risers, guards, handrails, supporting structural members or other appurtenances attached to them shall be maintained free from defects and hazards, capable of supporting all loads to which they may be subjected, and in a safe, clean, sanitary condition and in good repair.</p> <p>Repair and refinish guards/handrails in a workmanlike manner.</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
31	19.A.	<p>Exterior of building - Throughout: The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair.</p> <p>Namely; paint peel and deterioration on balcony slabs and balcony canopies.</p>	<p>All stairs, verandas, porches, decks, loading docks, ramps, balconies, fire escapes and other similar structures and all treads, risers, guards, handrails, supporting structural members or other appurtenances attached to them shall be maintained free from defects and hazards, capable of supporting all loads to which they may be subjected, and in a safe, clean, sanitary condition and in good repair.</p> <p>Repair and refinish balcony slabs and balcony canopies in a workmanlike manner.</p>	06-Oct-2022
32	18.A.	<p>Exterior of building - Throughout: The exterior walls and their components are not being maintained in a weather tight condition.</p> <p>Namely; spalling brick and mortar deterioration observed in multiple areas throughout exterior walls of building.</p>	<p>Exterior columns, walls and their components shall be maintained in good repair, weathertight and free from loose or unsecured objects and materials.</p> <p>Repair spalling brick and mortar in a workmanlike manner.</p>	06-Oct-2022
33	18.A.	<p>Exterior of building - Throughout: The exterior walls and their components are not being maintained in good repair.</p> <p>Namely; paint peeling on shear walls.</p>	<p>Exterior columns, walls and their components shall be maintained in good repair, weathertight and free from loose or unsecured objects and materials.</p> <p>Repair and refinish shear walls in a workmanlike manner.</p>	06-Oct-2022
34	19.A.	<p>Exterior of building - Throughout: The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.</p>	<p>All stairs, verandas, porches, decks, loading docks, ramps, balconies, fire escapes and other similar structures and all treads, risers, guards, handrails, supporting structural members</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		<p>Namely; rusting and paint peel on balcony guards.</p>	<p>or other appurtenances attached to them shall be maintained free from defects and hazards, capable of supporting all loads to which they may be subjected, and in a safe, clean, sanitary condition and in good repair.</p> <p>Repair and refinish balcony guards in a workmanlike manner.</p>	
35	19.A.	<p>Exterior of building - Throughout: The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.</p> <p>Namely; rusting and paint peel on balcony handrails.</p>	<p>Repair and refinish balcony handrails in a workmanlike manner.</p>	06-Oct-2022
36	36.D.	<p>Floor B1 - North locker room: Interior lighting fixtures or lamps are not maintained.</p> <p>Namely, Multiple burnt out lights.</p>	<p>Replace bulbs and/or repair as required in a workmanlike manner.</p>	06-Oct-2022
37	36.F.	<p>Floor B1 - North locker room: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.</p> <p>Namely; multiple missing light covers.</p>	<p>Replace light covers in a workmanlike manner.</p>	06-Oct-2022
38	37.A.(3)	<p>Floor B1 - North locker room: The plumbing system is not kept free from leaks or defects.</p> <p>Namely; drain pipe leaking near ceiling.</p>	<p>Repair drain pipe in a workmanlike manner.</p>	06-Oct-2022
39	37.I.	<p>Floor B1 - South storage room: The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.</p> <p>Namely; multiple missing floor drain covers.</p>	<p>Replace floor drain covers in a workmanlike manner.</p>	06-Oct-2022
40	36.D.	<p>Floor B1 - South storage: Interior lighting fixtures or lamps are not maintained.</p> <p>Namely; multiple burnt out lights.</p>	<p>Replace and/or repair lamps/fixtures in a workmanlike manner.</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
41	36.F.	<p>Floor B1 - South storage: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.</p> <p>Namely; multiple missing light covers.</p>	Replace light covers in a workmanlike manner.	06-Oct-2022
42	27.A.	<p>Floor B1 - Throughout: Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.</p> <p>Namely; stained and damaged ceiling tiles.</p>	Repair and/or replace ceiling tiles in a workmanlike manner.	06-Oct-2022
43	37.I.	<p>Floor B1 - Throughout: The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.</p> <p>Namely; multiple missing floor drain covers.</p>	Replace floor drain covers in a workmanlike manner.	06-Oct-2022
44	27.A.	<p>Floor B1 - Throughout: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.</p> <p>Namely; baseboards deteriorated and damaged. Evidence of water damage.</p>	Repair and refinish baseboards in a workmanlike manner.	06-Oct-2022
45	28.C.	<p>Floor B1 - West storage room: Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.</p> <p>Namely; door closer damaged.</p>	Repair door closer in a workmanlike manner.	06-Oct-2022
46	37.A.(3)	<p>Floor B1 - near bell room: The plumbing system is not kept free from leaks or defects.</p> <p>Namely; leaking pipe from ceiling.</p>	Repair leaking pipe in a workmanlike manner.	06-Oct-2022
47	36.D.	<p>Floor B1 South stairwell: Interior lighting fixtures or lamps are not maintained.</p> <p>Namely; burnt out light bulb.</p>	Replace and/or repair lamp/fixture in a workmanlike manner.	06-Oct-2022
48	27.A.	<p>Generator room: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.</p> <p>Namely; paint peel and</p>	Repair and refinish walls in a workmanlike manner.	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		deterioration on walls.		
49	36.D.	Interior Hallways - Throughout Building: Interior lighting fixtures or lamps are not maintained. Namely; multiple burnt out lights.	Replace and/or repair lamps/fixtures in a workmanlike manner.	06-Oct-2022
50	26.A.	Interior Hallways - Throughout Building: The floor and every appurtenance, surface cover and finish is not maintained. Namely; multiple damaged carpet thresholds near elevator lobbies throughout building.	Repair and/or replace thresholds in a workmanlike manner.	06-Oct-2022
51	28.C.	Interior Hallways: Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; deteriorated finish on unit door frames.	Refinish unit door frames in a workmanlike manner.	06-Oct-2022
52	36.B.(2)(a)	Interior hallways - Throughout Building: Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely; interior hallways lighting does not meet the required average of 50 lux at floor or tread level.	Repair and/or replace lamps/light fixtures in a workmanlike manner.	06-Oct-2022
53	27.A.	Laundry room: Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; paint peel, deterioration and damage on ceiling.	Repair and refinish ceiling surface in a workmanlike manner.	06-Oct-2022
54	35.C.	Laundry room: The electrical fixtures are not maintained in good working order. Namely; damaged panel cover.	Repair panel cover in a workmanlike manner.	06-Oct-2022
55	37.I.	Laundry room: The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Replace floor drains in a workmanlike manner.	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		Namely; multiple missing floor drains.		
56	27.A.	Laundry room: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; paint peel and deterioration on walls.	Repair and refinish walls in a workmanlike manner.	06-Oct-2022
57	27.A.	Lobby vestibule: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; unfinished plaster repair on wall.	Repair and refinish wall in a workmanlike manner.	06-Oct-2022
58	27.B.	Lobby: Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; rusted and deteriorated finish on common area radiators.	Repair and refinish radiator covers in a workmanlike manner.	06-Oct-2022
59	18.D.	Main entrance - front of building: Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely; canopy and canopy pillars deteriorated and paint peeling.	Repair and refinish canopy and canopy pillars in a workmanlike manner.	06-Oct-2022
60	18.B.	Near main entrance - front of building: The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; guards and railings rusted and paint peeling.	Repair and refinish guards and railings in a workmanlike manner.	06-Oct-2022
61	27.A.	North Stairwell - Near floor B1: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; paint peel and plaster deterioration on wall.	Repair and refinish wall in a workmanlike manner.	06-Oct-2022
62	20.B.	Roof of building: Roof decks, catwalks and/or related guards are not maintained in good repair. Namely; wooden catwalk on roof	Roof decks, catwalks and related guards shall be maintained in good repair. Repair catwalk in a	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		damaged and in disrepair.	workmanlike manner.	
63	5.A.	Roof of building: The property is not maintained and/or kept clean in accordance with the standards. Namely; storage of items, junk and materials on roof.	Remove clear items, junk and materials to rectify the deficiency.	06-Oct-2022
64	19.A.	Stairwell - Near unit 107: The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; missing newel cap on stairwell guard post.	Replace newel cap in a workmanlike manner.	06-Oct-2022
65	19.A.	Stairwell - Near unit 1105: The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; guard in stairwell missing newel cap on picket.	Replace and/or repair guard newel in a workmanlike manner.	06-Oct-2022
66	36.B.(2)(b)	Stairwells throughout building: Lighting in a service stairway is provided at less than 50 lux. Namely; stairwell lighting does not meet the required average of 50 lux at floor or tread level.	Repair or replace lamps and light fixtures to rectify the deficiency.	06-Oct-2022
67	36.F.	Storage room: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; missing light covers.	Replace light covers in a workmanlike manner.	06-Oct-2022
68	26.C.	Throughout interior hallways: Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; but not limited to: carpet is heavily worn and threadbare. Carpet has heavy staining, deterioration, holes, and burns. Carpet is beyond life expectancy for reasonable cleaning or repair.	Carpet to be replaced or removed as it is beyond life expectancy for reasonable cleaning or repair. If removed, the surface covering and finish attached to it or laid upon it shall be maintained so as to properly perform its intended function and be reasonably smooth and level. All repairs shall be made in a good workmanlike manner with materials that are suitable and sufficient for the purpose and free from defects.	06-Oct-2022
69	9.	Throughout the building: The property is not being kept free of rodents, vermin, insects or other pests. Namely; property is not being	Building is to be treated by a licensed pest management operator or exterminator, to eliminate and/or exterminate the pests in order to render the premises free of mice,	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		kept free of mice, cockroaches and beg bugs.	cockroaches and beg bugs. Multiple treatments may be required. Report from a licensed pest management operator is to be provided to issuing Officer for review.	
70	39.F.	<p>Underground parking garage - Near spot #149: The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.</p> <p>Namely; ventilation fan near parking spot #149 is not operational.</p>	<p>A parking or storage garage that has a capacity for more than five motorized vehicles shall have a mechanical ventilation system capable of providing a supply of fresh air, and the system shall remain on at all times unless otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.</p> <p>Repair ventilation fan in a workmanlike manner.</p>	06-Oct-2022
71	37.A.(3)	<p>Underground parking garage near spot #72: The plumbing system is not kept in good working order.</p> <p>Namely; pipes leaking. Observed deteriorated tarp material underneath pipe to catch leaking water.</p>	<p>The plumbing system is kept in good working order, free from leaks or defects, protected from freezing and kept in a clean and sanitary condition.</p> <p>Repair leaking pipes in a workmanlike manner.</p>	06-Oct-2022
72	36.D.	<p>Underground parking garage: Interior lighting fixtures or lamps are not maintained.</p> <p>Namely; light fixture is rusted and deteriorated.</p>	<p>Repair or replace light fixture in a workmanlike manner.</p>	06-Oct-2022
73	36.D.	<p>Underground parking garage: Interior lighting fixtures or lamps are not maintained.</p> <p>Namely; multiple burnt out light bulbs</p>	<p>Replace Light bulbs in a workmanlike manner.</p>	06-Oct-2022
74	40.A.	<p>Underground parking garage: The ceilings in the parking or storage garage are not impervious to water.</p> <p>Namely; multiple areas of water damage and water intrusion observed.</p>	<p>The walls, floors, ceilings and columns of every parking or storage garage shall be maintained free of holes, breaks or cracks, and impervious to water.</p> <p>Repair in a workmanlike manner.</p>	06-Oct-2022
75	40.A.	<p>Underground parking garage: The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.</p>	<p>The walls, floors, ceilings and columns of every parking or storage garage shall be maintained free of holes, breaks or cracks, and impervious to</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		<p>Namely; paint peel, damage and deterioration observed in multiple areas of ceilings and ledges throughout underground parking garage, including near parking spot #130 to #136.</p>	<p>water.</p> <p>Repair and refinish ceilings in a workmanlike manner.</p>	
76	40.A.	<p>Underground parking garage: The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.</p> <p>Namely; but not limited to: Damaged columns observed throughout underground parking garage, including near parking spot #17 and #130.</p>	<p>The walls, floors, ceilings and columns of every parking or storage garage shall be maintained free of holes, breaks or cracks, and impervious to water.</p> <p>Repair and refinish columns in a workmanlike manner.</p>	06-Oct-2022
77	40.A.	<p>Underground parking garage: The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.</p> <p>Namely; paint peeling and deterioration of finish on columns and pillars throughout.</p>	<p>The walls, floors, ceilings and columns of every parking or storage garage shall be maintained free of holes, breaks or cracks, and impervious to water.</p> <p>Repair and refinish pillars and columns in a workmanlike manner.</p>	06-Oct-2022
78	36.F.	<p>Underground parking garage: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.</p> <p>Namely; multiple light fixtures observed to be missing covers.</p>	<p>All lighting fixtures shall be protected from damage, and, if necessary to protect a lighting fixture from damage, the lighting fixture shall be protected by the provision of wired glass or other suitable means of protection, and the fixtures and protective material shall be maintained in a clean condition.</p> <p>Replace light covers in a workmanlike manner.</p>	06-Oct-2022
79	40.B.	<p>Underground parking garage: The parking or storage garage columns painted surface is not maintained in a state of good repair.</p>	<p>If a parking or storage garage has a common entrance and a capacity for more than five motorized vehicles, it shall be painted as follows, and all painted surfaces shall be</p>	06-Oct-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		Namely; paint peel, deterioration and damage on walls of underground parking garage. Areas throughout show signs of water damage.	maintained in a state of good repair and reasonable cleanliness. Repair and refinish walls in a workmanlike manner.	
80	40.C.	Underground parking garage: The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely; multiple derelict/inoperative vehicles being stores in underground parking garage.	Remove and clear derelict vehicles from underground parking garage to rectify the deficiency.	06-Oct-2022
81	5.A.	Unit 111: The property has not been repaired in accordance with the standards. Namely; unit door number is missing.	Replace unit door number in a workmanlike manner.	06-Oct-2022
82	27.A.	Workshop room - Near unit 106: Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; holes in ceiling and material deterioration.	Repair and refinish ceiling in a workmanlike manner.	06-Oct-2022
83	35.C.	Workshop room - Near unit 106: The electrical fixtures are not maintained in a safe and complete condition. Namely; wire not terminated.	Terminate, secure and/or remove wire in a safe and workmanlike manner.	06-Oct-2022
84	36.F.	Workshop room - Near unit 106: The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; missing light cover.	Replace light cover in a workmanlike manner.	06-Oct-2022

Order issued by:

Name: Avesta Pira **Telephone:** 437-242-5471 **Email:** avesta.pira@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 416-396-7228*, 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, Toronto and East York Panel, City Clerk's Office
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

on or before September 26, 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]

TAB 3

500 DAWES RD

Property Details:

Property Type: Privately owned

Year Built: 1966

Ward: Beaches-East York

Number of Stories: 14

Number of Units: 305

Evaluation Results:

During evaluations, Bylaw Enforcement Officers inspect common areas, mechanical and security systems, parking and exterior grounds. Each item is inspected and assigned a score from one to five, with one being the lowest and five being the highest. If an item is not applicable to the building at the time of evaluation, the score will show as N/A. Learn more about **Building Evaluations and Audits**

(<https://www.toronto.ca/community-people/housing-shelter/rental-housing-tenant-information/rental-housing-standards/apartment-building-standards/rentsafeto-for-building-owners/rentsafeto-building-evaluations-and-audits/>)

Evaluation Score Details	Date Evaluated 2020-12-16	Date Evaluated 2019-12-04	Date Evaluated 2018-12-19	Date Evaluated 2017-12-12	Date Evaluated 2022-10-25
Overall Evaluation Score	47	47	57	44	49
Results of Score	Building Audit	Building Audit	Evaluation needs to be conducted in 1 year	Building Audit	Building Audit
Entrance Lobby	2	2	3	2	3

Entrance Doors Windows	3	3	3	3	3
Security	3	2	3	3	3
Stairwells	2	2	3	1	2
Internal Guards Handrails	3	3	3	3	3
Garbage Chute Rooms	1	2	2	2	3
Garbage Bin Storage Area	1	2	2	2	2
Laundry Rooms	2	2	2	1	2
Elevators	3	3	4	3	3
Storage Areas Lockers	N/A	N/A	3	2	N/A
Interior Wall Ceiling Floor	1	1	2	1	2
Interior Lighting Levels	2	3	3	3	2
Graffiti	3	3	3	2	2
Exterior Cladding	2	2	3	2	2
Exterior Grounds	3	3	3	3	2
Exterior Walkways	3	3	3	3	3
Balcony Guards	2	2	3	2	2

Water Penetration of External Building Elements	3	2	3	1	2
Parking Area	3	2	3	3	3
Other Facilities	N/A	N/A	N/A	N/A	N/A

TAB 4

Petition with approximately 72 signatures is on file with the City Clerk's Office.

To the Members of the Property Standards Committee:

After several years of expressing concerns to the Property Owner and issuing complaints to Municipal Licensing and Standards, the Tenants of 500 Dawes Road have run out of patience and ask the Property Standards Committee to take action now.

They have observed property standards deficiencies throughout the property for well over a decade. Namely, the state of disrepair and uncleanliness of common areas and the pest control crisis as detailed among the 84 property standards contraventions included in the Committee's Order. The ongoing challenge tenants face in eliminating pests, including mice, rats, cockroaches, and bedbugs have been exacerbated by the Property Owner's refusal to address maintenance concerns, ensure cleanliness, and manage it's building.

Tenants are unable to get laundry completed, access parking, use elevators, enjoy the use of their verandas, or invite family and friends to visit because of the conditions they are living in. Conditions that the City continues to vouch for as evidenced by its inaction. Inaction, which is further evidenced by the state of the property.

The nature of the conversation has changed at 500 Dawes Road. Tenants are past the point of questioning inadequate maintenance standards. After over a decade of complaining to Municipal Licensing and Standards, they have started to question the propriety of the laws and administrative institutions that are supposed to protect them and promote and enforce best practices for individuals and corporations that house human beings. This has resulted in the ghettoization of the building and has earned the surrounding area a reputation as an enclave of poverty.

This has taken a toll on the mental health and general wellbeing of tenants who have already suffered the feelings of isolation and dread brought on by COVID-19 and are concerned about the uncertainty of our current economic landscape.

500 Dawes Road is a mosaic of people from many walks of life, including many newcomers seeking reasonably priced rental housing in an almost barren rental market. Some tenants are financially vulnerable, receiving Ontario Disability Support Program funding and other social benefits to get by. Others are hardworking tradesmen and women in the construction industry, administration, and in the service industry. Our building houses individuals and families. But most importantly, and as mentioned before, it houses human beings, young and old that deserve to live in dignity.

It is crucial that the Committee not grant the appeal as the Property Owner has a documented history of neglecting its duties under the Residential Tenancies Act (the “Act”), it’s corresponding regulations, and routinely ignoring Toronto’s Property Standards By-Laws as set out at Chapter 629 of the Toronto Municipal Code. This is evidenced by historical and current accounts shared by tenants (**see TAB 1**).

The investigation history of Havcare Investments Inc. in respect of 500 and 506 Dawes Road between November 18, 2019 and November 3rd, 2021 are provided at **TAB 2** As of March 2022, there were 179 citations in respect of 500 Road. An additional 3 were identified at 608 Dawes Road, also owned by the Havcare Investments Inc.

Also enclosed (final enclosure) is a copy of RentSafeTO failing grade for 500 Dawes Road. 500 Dawes Road has never received a passing score since the inception of the RentSafeTO program in 2020. Pictures of some of the condition’s tenants have and continue to deal with can be found at **TAB 4**. **TAB 4** also includes correspondence between myself and Municipal Licencing & Standards regarding major property standards violations at 500 Dawes Road; emphasizing the need for remedial action.

It is abundantly clear that the Property Owner and it’s officers cannot be trusted to comply with orders from the City and are essentially ungovernable. **TAB 3** also includes copies of decisions rendered in which Carolyn Goodman, officer and self described “owner” of Havcare Investments Inc., has used multiple aliases and has used a plethora of tactics to delay proceedings and fabricate facts in administrative tribunals and courts of law.

Therefore, the petitioners undersigned request the following of the Property Standards Committee in respect of the Appeal submitted by HAVCARE INVESTMENTS INC. (the “Property Owner”):

1. An order of the Committee dismissing the application by Havcare Investments Inc. (the “Property Owner”) having regard to all of the circumstances and that the Committee’s order dated September 6th, 2022 (the “Committee’s Order) remain confirmed and binding on the Property Owner.
2. A declaration of the Committee, having regard to the evidence herein, that the identity of the officer of the corporation that owns the Property is not Carolyn Krebs but is, in fact, Carolyn Goodman. Or, in the alternative, that the Committee acknowledge that the

identity of the officer for the corporate appellant cannot be determined in the circumstances.

2. That any and all inspection fees in respect of this the Committee's order be charged in accordance with Municipal Code Chapter 441 - Fees and Charges, Appendix C - Schedule 12. With chargeable inspections invoiced every 30 days, subject to annual inflationary increases as the case may be.

3. That, in light of the documentary evidence attached hereto and the severity of the property standards contraventions set out in the Committee's Order which to date have not been complied with, the Committee make any order necessary to cause the property to be repaired through undertakings by The City of Toronto and;

that the costs of such action set out above, including any possible court action and applicable fees in respect of the same be registered as a lien on the Property/land and;

that the Committee direct the Clerk of the Municipality to add the costs in respect of the foregoing to the collector's tax roll, with collection occurring in the same manner and with the same priority as municipal real property taxes; and

that the lien be registered in a manner noting that the Instrument has been registered in respect of municipal property taxes and;

that the foregoing be done in accordance with Chapter 629 of the Toronto Municipal Code (Property Standards) including but not limited to § 629-49.3 of the Toronto Municipal Code (Remedial action).

5. That, in consideration of the documentary evidence attached hereto and the general severity of the property standards contraventions set out in the Committee's Order which to date have not been complied with, the City
 - a. deem the corporate Property Owner guilty of an offence pursuant to § 629-49.6. A of the Toronto Municipal Code (Offences and Penalties).

 - b. deem every director or officer of the corporation guilty of an offence pursuant to

§ 629-49.6. B of the Toronto Municipal Code (Offences and Penalties).

- c. That, all persons, individual and corporate, convicted of an offence in respect of the foregoing be deemed liable of fines on a substantial basis, given the documented history of contraventions and severity thereof.
6. That in consideration of the foregoing, the Committee order the Property Owner to refrain from offering to rent/lease any part of the property currently vacant until the deficiencies as provided in the Committee's Order are completed in full and a Certificate of Compliance is issued pursuant to § 629-49.4. (Certificate of compliance).
7. That the Committee review and consider and/or act on the further recommendations from the Tenants of 500 Dawes Road attached hereto.

1411

510

November 18, 2022

TO: Toronto and East York Property Standards Panel
And City of Toronto

RE: **500 Dawes Road Property Standards Appeal and Action**

We are writing to tell you about the serious problems with building maintenance, resident safety and property management at 500 Dawes Road, and to make recommendations for action.

Havcare Investments Inc. has a long history of poor maintenance, violations, ignored orders, accidents and prosecutions going back decades at 500 Dawes Road. The building has failed to get a passing grade of 50% in 4 out of 5 RentSafe Audits since 2016. This August 2022 order, with its 86 violations, again shows:

Repairs and maintenance problems don't get fixed!

The building common areas and many individual units are derelict, deteriorated or poorly maintained: windows, walls, doors, signs, ceilings, railings, lighting, electrical, ventilation, garbage chutes, stairs, plumbing and drains, structural posts, balconies, flooring, appliances, cupboards, floors, bathtubs, and sinks and many more. Even when the work is done, it is done very poorly. The building appears to be sinking, raising serious concerns about its structural integrity and the safety of residents.

Dirty, unsanitary conditions and pests are everywhere!

The building hallways, garbage areas, laundry room, lobby and outside areas are dirty, poorly cleaned and unsanitary, and present a danger to public health. Many tenants have problems with cockroaches, bedbugs, mice and rats, and treatment programs are not working.

The Landlord is unresponsive and often abusive to residents!

The company's owner and chief executive, Carolyn Goodman (also known as Linton or Krebs) is disorganized, incompetent, vindictive, and wholly unable to manage this large building effectively. Tenants struggle to get work orders completed, dispute rent payments, and are often threatened with eviction and harassed if they try to organize, speak out against the owner and her company, or fight back in any way.

The Panel and City of Toronto must take real action to improve the living conditions for tenants at 500 Dawes Road.

1. **Reject the appeal from Havcare and enforce the compliance date.**
2. **Prosecute Havcare and start court action immediately.**
3. **Use "Remedial Action" to complete the repairs immediately.**
4. **Expropriate 500 Dawes Road and transfer management to a non-profit housing provider.**
5. **Distribute information about RentSafe and tenant rights.**
6. **Establish the Administrative Penalty System as promised, and issue heavy fines.**

Signed by Concerned Residents and Neighbours of 500 Dawes Road,

Signature or Initials

Date

18th Nov 2022

November 18, 2022

TO: Toronto and East York Property Standards Panel
And City of Toronto

RE: **500 Dawes Road Property Standards Appeal and Action**

We are writing to tell you about the serious problems with building maintenance, resident safety and property management at 500 Dawes Road, and to make recommendations for action.

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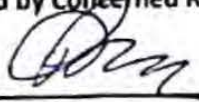
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Signature or Initials

NOV 18 2022
Date

Petition with approximately 49 signatures is on file with the City Clerk's Office.