

# Case Report: 30 Charles Street East



**CHARLES STREET TENANT ASSOCIATION**

*Authors: Dr. Justin Cowen and Tanya Osmond*

**Dec 2025**

## Table of Contents

---

<b>Background</b> .....	<b>1</b>
<b>Multi-Tenant Housing</b> .....	<b>1</b>
<b>2025.PH26.3</b> .....	<b>2</b>
<b>Rationale</b> .....	<b>2</b>
<b>Case Study: 30 Charles Street East</b> .....	<b>3</b>
<b>A. Our Building</b> .....	<b>3</b>
<b>B. Building Code Violations</b> .....	<b>3</b>
<b>C. Property Standards Violations</b> .....	<b>5</b>
Winter 2023: No heat or hot water .....	5
Summer 2024: Open sewage leak .....	5
Winter 2024: No heat, again .....	6
<b>D. Predatory Leasing Practices</b> .....	<b>6</b>
<b>E. Multi-tenant Housing</b> .....	<b>6</b>
<b>Conclusion</b> .....	<b>8</b>
<b>Appendix</b> .....	<b>9</b>

# Background

---

## Multi-Tenant Housing

A **multi-tenant house (MTH)**, commonly known as a rooming house, is a form of housing where individual dwelling rooms are rented out to separate people, usually with shared kitchen and washroom. In 2024, the City of Toronto adopted a new regulatory framework for MTHs, **Toronto Municipal Code Ch. 575**, which legalized MTHs across the city, including in building types where MTHs were previously prohibited (i.e. apartment buildings).

Toronto Municipal Code Ch. 575 currently defines a rooming house as follows:

- (1) A building with four or more multi-tenant house rooms, inhabited or intended to be inhabited by persons who do not live together as a single housekeeping unit. For the purposes of this definition of a multi-tenant house, a “multi-tenant house room” is a room that:
  - a) Is used or intended to be used for living accommodation and is used or intended to be used as a bedroom;
  - b) Is available for rent; and
  - c) May include a bathroom or kitchen facilities for the exclusive use of the room's occupant but does not include both.

The 2024 MTH framework did not represent a deregulation of MTHs. Instead, it sought to balance the interests of operators, tenants, and community members while ensuring compliance with municipal regulations. While it’s clear that MTHs can provide access to affordable housing to many in Toronto, it also presented a number of unique challenges, namely:

- 1.** MTH rooms are often constructed in **violation of building codes**, creating fire and other safety hazards.
- 2.** MTHs are often poorly maintained, leading to very significant violations of municipal **property standards** bylaws
- 3.** MTH tenants are often from **highly vulnerable** sectors of the public, raising the risk of exploitation and **creating barriers to enforcement**

To address these concerns, the 2024 MTH framework also included a licensing requirement for MTH operators, issued by Municipal Licensing and Standards (MLS). The MTH license allows for increased oversight of MTH operators and helps to ensure that property standards and other regulations are met.

## 2025.PH26.3

**2025.PH26.3** would update this definition, changing *building* to *premises*. This change would mean that MTH rooms within an apartment building would only be counted within an **individual unit** inside the apartment building.

While this seems like a simple technical change to the MTH regulations, it would have **devastating** impacts on tenants living in apartment buildings. Under the new regulations, MTH operators can evade licensing and oversight simply by only renting to three tenants per unit. In a building with **100 apartments**, an MTH operator could rent as many as **300 MTH rooms** without a license and without ever disclosing that they've created those rooms at all.

The change would also specifically exclude *other units* and *common areas* within an apartment building from being considered as part of an MTH. This would mean that **maintenance of common areas would have no impact** on the ability of an MTH operator to secure a license. Maintenance of these areas, which often contain vital services such as heat and plumbing, is critical to tenant's safety and dignity.

As tenants living in an apartment building that is actively being converted into an MTH, we **strongly oppose** this change. By considering each unit separately, the new regulations fail to adequately protect tenants and the public from the risks posed by unlicensed MTH operators.

## Rationale

---

In **November 2024**, members of our Tenant Association filed a complaint with MLS, requesting an investigation into whether our landlord required an MTH license. Despite receiving an order to comply with the MTH licensing requirements, our landlord has not obtained an MTH license. Instead, MLS quietly closed their investigation.

In its investigation records, MLS concludes that, for an apartment building to be considered an MTH, four or more MTH rooms would need to be present within a single unit. As 2025.PH26.3 makes clear, this is **not how the law is currently written**.

Since the recommendations in 2025.PH26.3 are **clearly in response** to the challenges presented by **our building**, we hope we can provide the Planning and Housing Committee with the full context of the issues.

# Case Study: 30 Charles Street East

---

## A. Our Building

**30 Charles Street East** is a three-storey apartment building, containing **21 units**, located within the Bloor East neighbourhood (Ward 11). The building was constructed in 1915 and is a designated Ontario heritage site. Prior to 2023, the building operated as a traditional apartment building, renting out each unit to individual occupants.

On March 2<sup>nd</sup>, 2023, 30 Charles Street East was purchased by its current owner for the exclusive use of **Harrington Housing**, a rental company which offers a “co-living” model of accommodations, primarily to students.<sup>1</sup> Harrington Housing operates by renting individual rooms to its tenants within a single unit, and tenants share kitchen and washroom facilities within the unit.

Since Harrington Housing acquired the property at 30 Charles Street East, tenants have faced significant legal and safety issues caused by Harrington Housing’s management strategy. While these issues are presented separately as Building Code Violations, Property Standards Issues, Predatory Leasing Practices and Multi-tenant Housing, together, these issues have coalesced into an overwhelming threat to tenants’ rights and safety.

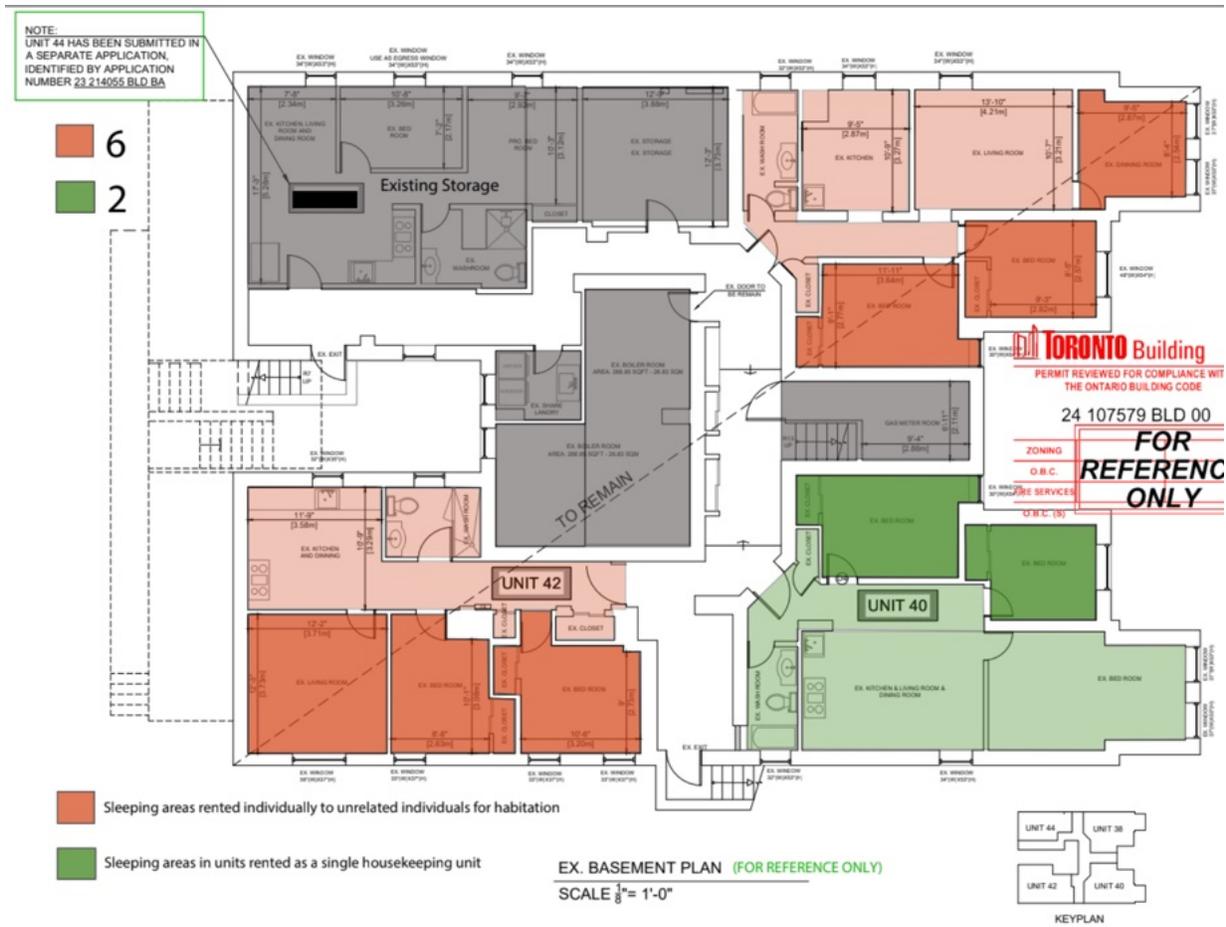
## B. Building Code Violations

The shift from traditional apartments to a room-rental model has resulted in numerous Building Code violations. Harrington Housing constructed rooms that **do not meet the legal requirements for bedrooms**, including units without closets or adequate heating. Some rooms initially **lacked any dedicated heating source**. Tenants have reported faulty electrical work and other hazardous alterations.

In constructing MTH rooms, Harrington Housing has consistently **misrepresented** their plans in building permits (see Fig. 1). Their drawings purport to simply add a wall between the apartment’s living room and dining room, maintaining their functions. In practice, these rooms have universally been used to house tenant bedrooms. These issues are currently the subject of an ongoing investigation by Toronto Buildings.

---

<sup>1</sup> See Jay Cockburn, “Tenants See Evictions; Their Landlord Sees a Revolutionary New Business Model”, *The Local* (6 March 2024), online: <<https://thelocal.to/harrington-housing-co-living-urby-landlord-housing-crisis/>>.



**Fig 1. Representative Permit Drawings.** Drawings submitted by the owner to obtain building permits. *Green*: Unmodified unit rented as a single household, with dwelling rooms marked in bold. Walls which are not constructed as of Dec 2025 are coloured over. *Orange*: Modified units, with dwelling rooms marked in bold. Note that multiple dwelling rooms are not labelled as bedrooms. For the complete drawings, see *Appendix (Ex. A)*.

The renovations to convert 30 Charles Street East from an apartment to an MTH have completely transformed the property. Of the 21 units in the building, 12 have been renovated to accommodate MTH. We estimate there are **approximately 27 MTH rooms** operating in the building, of which **one-third** (i.e. 8 rooms) were constructed **in violation of Ontario Building Code** regulations.

## C. Property Standards Violations

Tenants at 30 Charles Street East have faced a **pattern** of serious property standards violations. Multiple orders have been issued by the City, and tenants have come to expect that basic maintenance will only occur after intervention by a municipal bylaw officer.

### Winter 2023: No heat or hot water

In Winter 2023, the building lost **heat** and **hot water** for **27 consecutive days** after Harrington Housing agents hired an **unlicensed technician** to work on the steam boilers.<sup>2</sup> Despite concerns raised by tenants, the landlord continued to employ this unlicensed technician. When asked to provide information to verify the license of the alleged unlicensed technician, Harrington Housing **obscured** their hiring of an unlicensed technician by providing old invoices from two licensed companies to Toronto RentSafe officers. On December 13<sup>th</sup>, 2023, a boiler was removed by this technician, a gas line and exhaust vent were severed and left uncapped. A subsequent investigation by Enbridge and the Technical Standards and Safety Authority (TSSA) found **multiple safety violations**, including a cut, open and uncapped gas line and exhaust vent as well as **gas leaking** at ports. Due entirely to these three violations, Enbridge Gas cut and locked the gas line to the boilers which resulted in **loss of heat and hot water to the entirety of the building**.

Despite multiple bids to clear the immediate violations from three licensed companies within one week of the gas being shut off, the landlord insisted that boiler repair would take an inordinate amount of time—until March/April 2024. The landlord used this as an opportunity to harass their tenants to leave. The landlord sent a barrage of communications to tenants misleadingly stating the building would be declared “uninhabitable”, despite advice from RentSafe officers that this was not the case and not even in their purview to determine. The landlord sent out buyout offers, including stating that rent was to be waived “in its entirety,” for the duration of the incident. However, the landlord rescinded all offers in **retaliation** for being fined by Toronto RentSafe officers.

### Summer 2024: Open sewage leak

In August 2024, a **sewage leak** occurred in the boiler room, causing the smell of raw sewage to become persistent throughout the property. The issue was exacerbated by the initiation of the steam boiler system, which caused **odour-infused steam** to circulate throughout the property. Tenants have found it nearly impossible to escape the odour, with some

---

<sup>2</sup> See Ryan Patrick Jones, “Tenants without heat, hot water for weeks as landlord struggles with repairs at Toronto apartment building”, *CBC News* (8 January 2024), online: <<https://www.cbc.ca/news/canada/toronto/tenants-no-heat-hot-water-1.7076245>>.

experiencing nausea and headaches from the smell. Despite the impacts on tenants, Harrington Housing delayed repairs for months.

### Winter 2024: No heat, again

By November 2024, the same issue escalated when sewage backed up into the boiler system itself, causing extensive damage and another weeks-long loss of heat. An emergency order was issued on November 14<sup>th</sup>, 2024, and the building would be without heat for another **33 consecutive days**.

## D. Predatory Leasing Practices

Since assuming control of the building, Harrington Housing has engaged in a series of predatory leasing practices designed to **displace existing tenants** and convert traditional apartments into MTH rooms.

Harrington Housing has sought to induce turnover of long-term tenants through tenant lockouts, bad faith eviction notices, and other tactics. In the most serious of these incidents, Harrington Housing served N13 to evict two tenants. While the evictions were supposedly for a major renovation, in reality, they were an attempt at a **bad faith renoeviction**. Harrington Housing had never entered the units, and the notices cited work to be done on features which were absent from either unit. Harrington Housing subsequently **withdrew** their renoevictions on technical grounds.

When renting to new tenants, Harrington Housing employs short-term or otherwise exploitative lease agreements. Harrington Housing primarily targets **international students**, who often face significant barriers to accessing housing, legal support, and other services. These issues become particularly pronounced when tenants face **evictions**. In some cases, tenants report being **threatened** with deportation, employment blacklisting, and reduced credit in attempts to coerce payments.

## E. Multi-tenant Housing

Harrington Housing's practice of renting rooms to individual tenants has resulted in multiple investigations by the City's Multi-Tenant Housing Team. The **first investigation**, conducted before the adoption of Chapter 575, applied the older regulatory framework that assessed each unit individually. In response, Harrington Housing **moved tenants** around to ensure **no more than three individuals occupied any single unit**.

After Chapter 575 came into effect, a **second investigation** took place concurrent with the sewage issue discussed above. On November 27, 2024, Municipal Licensing and Standards issued an order requiring the landlord to comply with the **new MTH licensing requirements**. However, on May 26, 2025, MLS abruptly **closed the investigation**, citing that “property is not renting 4 rooms in any one unit, does not qualify [sic] as rooming house.” This interpretation conflicts with the current wording of Ch 575 but is consistent with the recommendations in 2025.PH26.3. The complete investigation records are provided in *Appendix, Ex. B*.

## Works Cited

---

Cockburn, Jay, “Tenants See Evictions; Their Landlord Sees a Revolutionary New Business Model”, The Local (6 March 2024), online: <<https://thelocal.to/harrington-housing-co-living-urby-landlord-housing-crisis/>>.

Jones, Ryan Patrick, “Tenants without heat, hot water for weeks as landlord struggles with repairs at Toronto apartment building”, CBC News (8 January 2024), online: <<https://www.cbc.ca/news/canada/toronto/tenants-no-heat-hot-water-1.7076245>>.

## Conclusion

---

Following the implementation of the 2024 MTH framework, MLS has been reluctant to apply the new MTH framework to apartment buildings. The recommendations in 2025.PH26.3 effectively **reinstate the pre-existing framework** as applied to apartment buildings, limiting regulation to specific units rather than buildings as a whole. The history at 30 Charles Street East shows that this framework fails to protect tenants and **fails** to achieve the outcomes promised by the new framework.

In particular, our case demonstrates how this approach:

1. Fails to incentivize MTH operators to **comply** with the Toronto Building Code and **co-operate** with Toronto Buildings
2. Fails to properly **identify** buildings where there is a **significant intensity** of MTH rooms
3. Fails to provide **oversight** of MTH operators in apartment buildings and adequately address property standards issues
4. Fails to **protect** vulnerable tenants from **predatory leasing** practices

Importantly, these problems are the precise problems that the MTH framework is intended to fix. If Harrington Housing was a licensed MTH operator, they would have to declare what rooms are being used as MTH rooms. Harrington Housing would be required to adequately maintain the property and respond to tenant requests in order to retain their license.

30 Charles Street East represents **the worst of unregulated and unlicensed MTHs**. The fact that there are only three tenants in any given unit **does not change that**. By narrowing the scope to only individual units, the law fails to capture the true reality facing tenants. Our building has seen the creation of **at least 27 MTH rooms** without regulation or oversight. Under the recommendations of 2025.PH26.3, larger apartment buildings could see **hundreds** of MTH rooms created without oversight or a license.

Our building also demonstrates that property standards within **common areas** of apartments are **essential** for tenant's health and safety, and they should be considered during the MTH licensing processes

We strongly urge the Planning and Housing Committee to reject the recommendations in 2025.PH26.3 and direct MLS to enforce the laws as written.

# Appendix

---

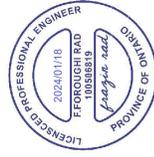
<b>EXHIBIT A – ANNOTATED PERMIT DRAWINGS</b>	<b>1</b>
<b>EXHIBIT B – MTH INVESTIGATION RECORDS (FOLDER NO. 42 24201 RMH 0RI)</b>	<b>8</b>

***Exhibit A – Annotated Permit Drawings***

Copyright Act  
Applies to use and  
reproduction  
without writing



**PERMIT@MAN**  
BUILDING DESIGN SERVICES  
2730099 ONTARIO  
CORPORATION  
info@permitman.ca  
+1(647)408-5050



CITY: TORONTO, ON  
MUNICIPAL ADDRESS  
30 CHARLES ST EAST

SCOPE OF WORK  
- INTERIOR ALTERATION FOR MAIN, SECOND AND THIRD FLOORS.

**Toronto Building**  
PERMIT REVIEWED FOR COMPLIANCE WITH  
THE ONTARIO BUILDING CODE  
24\_107.57.9.BLD.00  
**FOR REFERENCE ONLY**  
ZONING  
O.B.C.  
FIRE SERVICES  
O.B.C. (S)



LEGEND	ABBREVIATIONS	ABBREVIATIONS	DRAWING LIST	STANDARDS & LOADS:	DISCLAIMER:
EXISTING WALL	ABV	ABOVE	A-00 TITLE SHEET	THE ENGINEERING HAS PERFORMED BASED ON THE JULY 1, 2022, UPDATE OF THE 2012 ONTARIO BUILDING CODE COMPENDIUM, WHICH IS A REGULATION MADE UNDER THE BUILDING CODE ACT, 1992, AND ALSO THE REFERRED STANDARDS.	- NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OF DIMENSIONS.
PROPOSED WALL	ADD	ADDITIONAL	A-01 SITE PLAN	STRUCTURAL LOADS: NO STRUCTURAL ALTERATION CONSIDERED IN DESIGN. ALL EXISTING STRUCTURAL COMPONENTS TO REMAIN.	- ALL DIMENSIONS MUST BE SITE VERIFIED. DRAWINGS ARE NOT TO BE USED FOR QUANTITY ESTIMATES
CONCRETE WALL	BLW	BELOW	A-02 EX. BASEMENT PLAN		- ALL WALL THICKNESS OR COMPOSITION HAS NOT BEEN DETERMINED.
WALLS TO BE REMOVED	BOT	BOTTOM	A-03 EX. MAIN FLOOR PLAN		
BEAM	CL	CENTERLINE	A-04 PRO. MAIN FLOOR PLAN		
FLOOR JOIST	COL	COLUMN	A-05 EX. SECOND FLOOR PLAN		
POST	CW	COMPLETE WITH CONCRETE	A-06 PRO. SECOND FLOOR PLAN		
ROUND POST	CONC	CONTINUOUS	A-07 EX. THIRD FLOOR PLAN		
PROPERTY LINE	CONT	CONCRETE	A-08 PRO. THIRD FLOOR PLAN		
FENCE	DET	DETAIL	A-09 GENERAL NOTES AND DETAILS		
REVISION CLOUD	DIA	DIAMETER	A-10 NOTES		
MIN. 45 MIN FIRE SEPARATION	DJ	DOUBLE JOIST			
SUPPLY AIR REGISTER	DWL	DOWEL			
RETURN AIR GRILLE	EF	EACH FACE			
EXHAUST FAN	EW	EACH WAY			
FLOOR DRAIN	EP	ELECTRICAL PANEL			
SMOKE DETECTOR AND SMOKE ALARM	EL	ELEVATION			
CARBON MONOXIDE DETECTOR/ALARM	EQ	EQUATING			
SPRINKLER	EXP	EXPANSION JOINT			
	EXT	EXTERIOR			
	F	FINANCE			
	FIN	FINISH			
	FP	FIREPLACE			
	FL	FLOOR			
	FD	FLOOR DRAIN			
	FT	FOOTING			
	FN	FOUNDATION WALL			
	GALV	GALVANIZED			
	H	HEIGHT			
	HOR	HORIZONTAL			
	IF	INNER FACE			
	INT	INTERIOR			
	LB	LOAD BEARING			
	LD	LONG DIRECTION			
	LLX	LOWER LAYER			
	MCH	MECHANICAL			
	MIN	MINIMUM			
	NLS	NON-LOAD BEARING			
	NOC	NOT TO SCALE			
	OC	ON CENTER			
	OF	OUTER FACE			
	PL	PLATE			
	PC	PRECAST			
	PROJ	PROJECTION			
	PRO	PROPOSED			
	RW	REINFORCED WITH			
	SD	SHORT DIRECTION			
	STIF	STIFFENER			
	STRU	STRUCTURAL			
	T&B	TOP AND BOTTOM			
	TOC	TOP OF CONCRETE			
	TOP	TOP OF FLOOR			
	TOS	TOP OF STEEL			
	TOW	TOP OF WALL			
	TJ	TURPLE JOIST			
	TYP	TYPICAL			
	U/S	UNDERSIDE			
	UNO	UNLESS NOTED OTHERWISE			
	UL	UPPER LAYER			
	VER	VERTICAL			
	WIC	WALKING CLOSET			
	WIN	WINDOW			
	WPL	WALL PLATE			
	WH	WATER HEATER			
	WWF	WELDED WIRE FABRIC			
	W	WIDTH			
	W	WITH			

The scope of this permit application is limited to interior alterations to existing dwelling units at first, second & third floors.  
No change to GFA or number of units is part of this permit application.

Despite the issuance of this building permit under Section 8 (2) of the BCA, an issued building permit does not grant all necessary approvals/compliance with other by-laws and regulations that may be required, such as the Residential Tenancies Act and Toronto Municipal Code Chapter 667, Residential and Rental Property Demolition and Conversion Control.

It is the Owner's full responsibility and liability to ensure that, prior to the issuance of the permit, all legislative requirements are complied WITH, and that all required approval have been granted.  
Ensure adequate safety measures are in place, prior to any work.

THE ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE APPLICANT/OWNER FROM THE REQUIREMENT TO COMPLY WITH ANY OTHER APPLICABLE LEGISLATIONS, REGULATIONS, AND STANDARDS INCLUDING, BUT NOT LIMITED TO, THE ONTARIO HUMAN RIGHTS CODE, ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, AND INTEGRATED ACCESSIBILITY STANDARDS REGULATION.

SCOPE OF WORK LIMITED TO Proposed interior alterations to units: 2,4,10,14,  
16,22,24,26,28,34,36 only.  
ANY OTHER ALTERATION (INTERIOR OR EXTERIOR) REQUIRES SEPARATE BUILDING PERMIT APPLICATION.  
NO WORK PERMITTED BEYOND PROPERTY LINES.

FUNCTIONALITY OF EXISTING BUILDING SAFETY SERVICES:  
ALL EXISTING BUILDING SAFETY SERVICES (INCLUDING SPRINKLER SYSTEM, FIRE ALARM SYSTEM, ETC. WHERE APPLICABLE) FOR THE ENTIRE BUILDING SHALL REMAIN PROTECTED, FULLY OPERATIONAL, AND UNINTERRUPTED THROUGHOUT THE CONSTRUCTION EXCEPT FOR THE SPECIFIC LOCATIONS OUTLINED ON THE PERMIT DRAWINGS; WHERE MODIFICATIONS ARE PROPOSED.

MATERIAL ALTERATION/REPAIR OF A BUILDING SYSTEM:  
WHERE AN EXISTING BUILDING SYSTEM IS MATERIALLY ALTERED OR REPAIRED, THE PERFORMANCE LEVEL OF THE BUILDING SHALL BE AT LEAST EQUAL TO THE PERFORMANCE LEVEL OF THE BUILDING PRIOR TO THE MATERIAL ALTERATION OR REPAIR. (OBG Div.- B. - 11.3.1.1.)



24 107579 BLD 00

**FOR REFERENCE ONLY**



**PERMIT@MAN**  
BUILDING DESIGN SERVICES  
2730099 ONTARIO CORPORATION  
info@permitman.ca  
+1(647)408-5050



**DISCLAIMER:**  
NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OF DIMENSIONS.  
- ALL DIMENSIONS MUST BE SITE VERIFIED. DRAWINGS ARE NOT TO BE USED FOR QUANTITY ESTIMATES.  
- ANY INADEQUACIES OR COMPOSITION HAS NOT BEEN DETERMINED.

REV	DATE	DESCRIPTION	NOTE
0	2024/01/16	ISSUED FOR PERMIT	CITY

PROJECT: INTERIOR ALTERATION FOR MAIN, SECOND AND THIRD FLOORS

ADDRESS: 30 CHARLES ST EAST, TORONTO

DRAWING TITLE: **SITE PLAN**

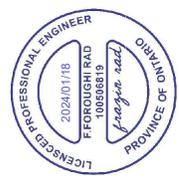
JOB DATE: **AUG 2023**  
JOB NO.: **23298**  
PAGE NO.: **A-01**

REV 0  
RECEIVED 26/Jan/2024

**NOTE:**  
- NO STRUCTURAL ALTERATION IS CONSIDERED. ALL EXISTING POSTS, BEAMS & JOISTS IN BASEMENT SHALL REMAIN AS IS.  
- HVAC AND PLUMBING ARE NOT PART OF THIS PERMIT  
- SCOPE OF THE WORK TO BE INTERIOR ALTERATION INCLUDING CABINET REFINERY, WALL PAINTING, FLOOR REPAIR AND COSMETIC CARPENTRY AND NO STRUCTURAL, HVAC AND PLUMBING ALTERATION.  
- NO ADDITIONAL GFA AND CHANGE OF USE PROPOSED

BUILDING AREA	BUILDING STATISTIC
5056 SQFT - 469.71 M <sup>2</sup>	3 STORY
15168 SQFT - 1409.13 M <sup>2</sup>	BASEMENT AREA
4478 SQFT - 416.01 M <sup>2</sup>	NO UNITS
	MAIN FLOOR: 6 UNITS
	SECOND FLOOR: 6 UNITS
	THIRD FLOOR: 6 UNITS

BUILDING SIZE:  
BASED ON THE INFORMATION PROVIDED IN TABLE 11.2.1.1 FOR AN APARTMENT (GROUP C OCCUPANCY) WITH THE ABOVE BUILDING AREA AND BUILDING HEIGHT, THE BUILDING CATEGORIZED AS A SMALL SIZE. AS A RESULT, THE WALL AND FLOOR ASSEMBLIES ARE SUBJECT TO SB-3 OBC.



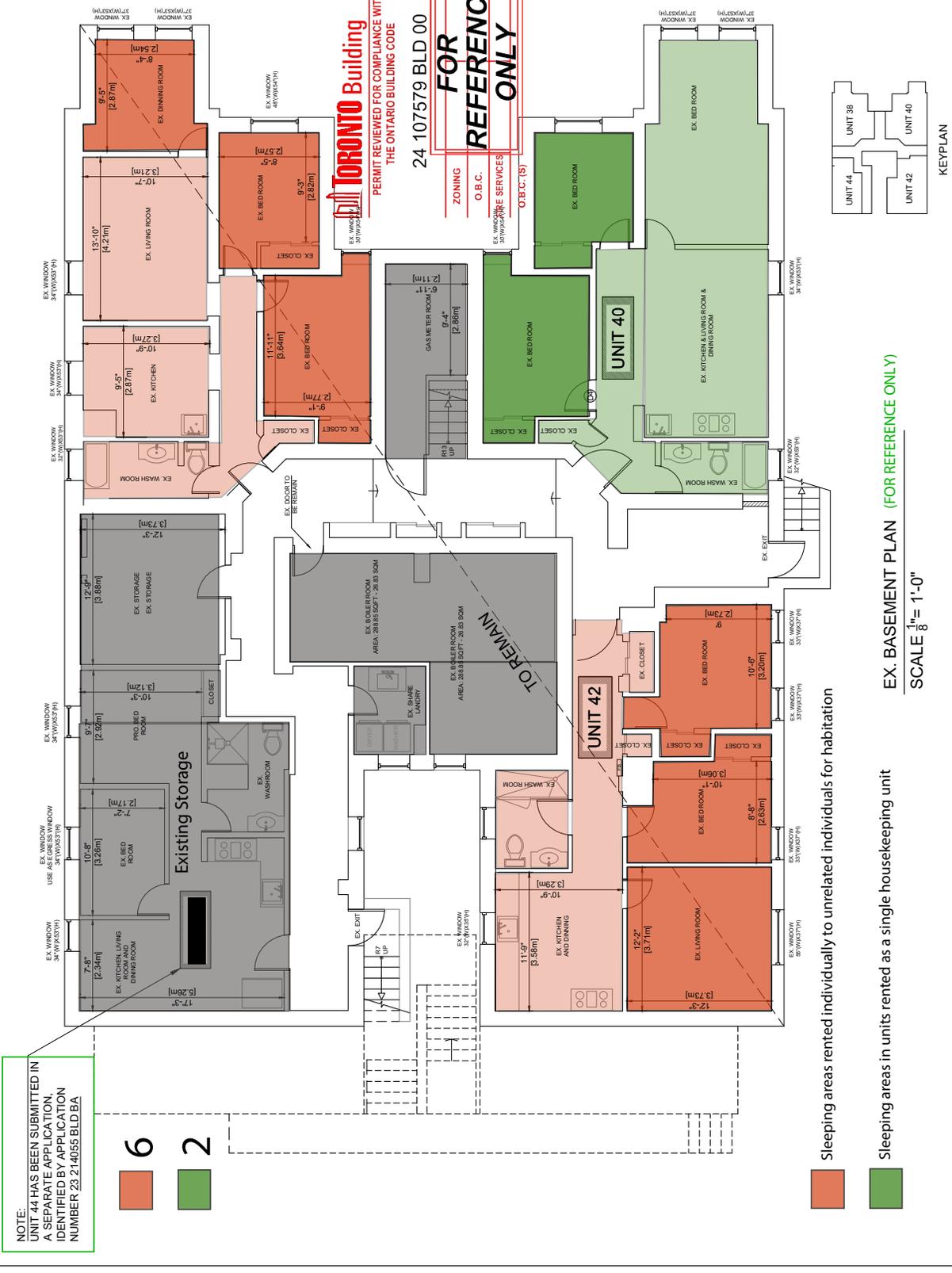
DISCLAIMER:  
 NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OF DIMENSIONS.  
 ALL DIMENSIONS MUST BE SITE VERIFIED. DRAWINGS ARE NOT TO BE USED FOR QUANTITY ESTIMATES.  
 THE NATURE OR COMPOSITION HAS NOT BEEN DETERMINED.

REV	DATE	DESCRIPTION	CITY	NOTE
0	2024/01/16	ISSUED FOR PERMIT		

PROJECT: INTERIOR ALTERATION FOR MAIN, SECOND AND THIRD FLOORS  
 ADDRESS: 30 CHARLES ST EAST, TORONTO  
 DRAWING TITLE: EX. BASEMENT PLAN

JOB DATE:	AUG 2023
JOB NO.:	23298
PAGE NO.:	A-02
DRAWN BY:	MERDI GH.
CHECKED BY:	PARZIN F.R.
APPROVED BY:	PARZIN F.R.
SCALE:	AS SHOWN
REV NO.:	REV 0

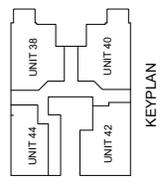
Toronto Building RECEIVED 26/Jan/2024



NOTE:  
 UNIT 44 HAS BEEN SUBMITTED IN A SEPARATE APPLICATION, IDENTIFIED BY APPLICATION NUMBER 23 214055 BLD BA



Sleeping areas rented individually to unrelated individuals for habitation  
 EX. BASEMENT PLAN (FOR REFERENCE ONLY)  
 SCALE 1/8" = 1'-0"





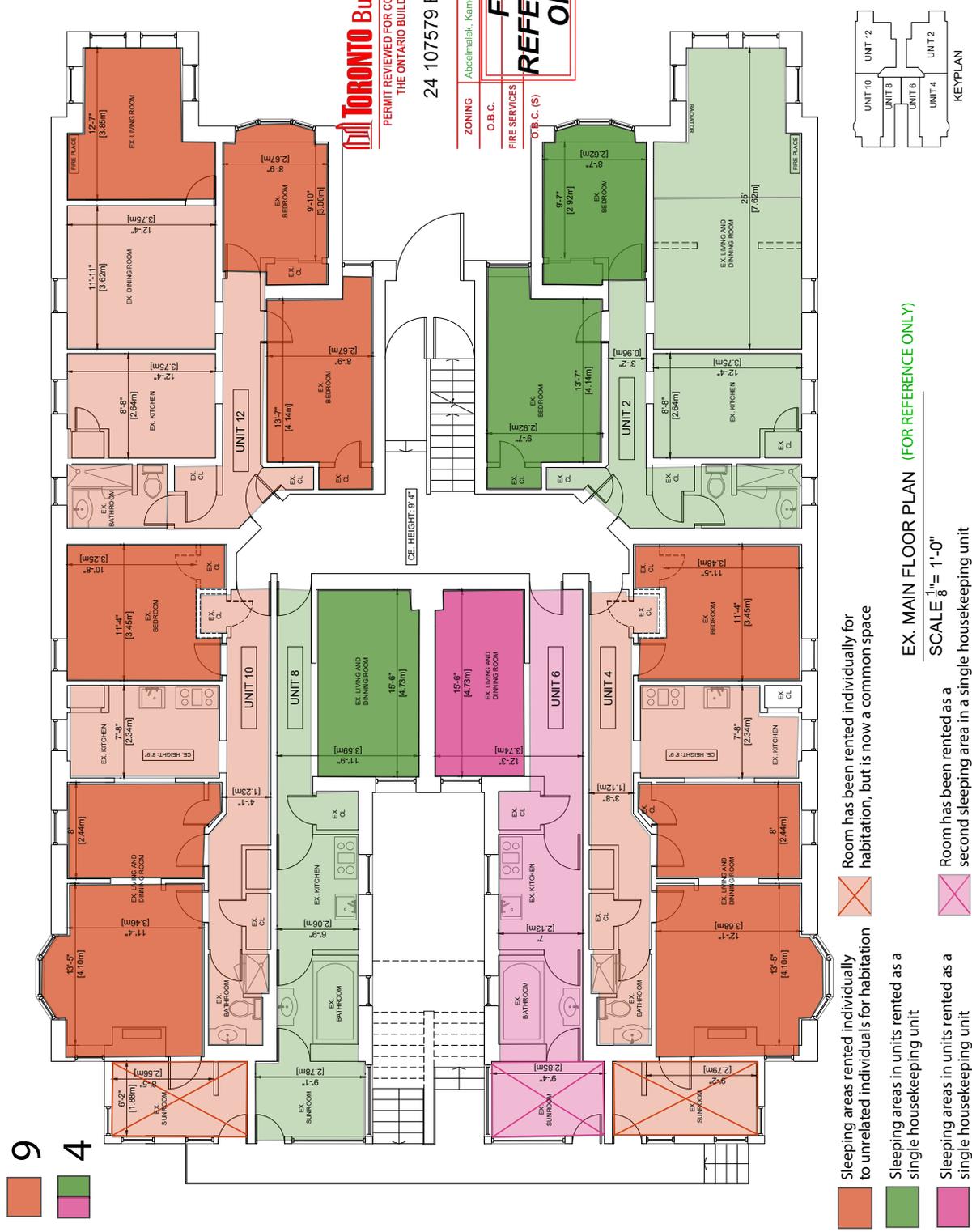
DISCLAIMER: NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OF DIMENSIONS - ALL DIMENSIONS MUST BE SITE VERIFIED. DRAWINGS ARE NOT TO BE USED FOR QUANTITY ESTIMATES. BUSINESS OR COMPOSITION HAS NOT BEEN DETERMINED.

**Toronto Building**  
 PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE  
 24 107579 BLD 00

ZONING: Abdelmalek, Kamel | 26/Feb/2024  
 O.B.C.  
 FIRE SERVICES  
 O.B.C. (S)  
**FOR REFERENCE ONLY**

0	2024/01/16	ISSUED FOR PERMIT	CITY	NOTE
REV	DATE	DESCRIPTION		
PROJECT: INTERIOR ALTERATION, ADD ONE UNIT (#44) ON BASEMENT				
ADDRESS: 30 CHARLES ST EAST, TORONTO				
DRAWING TITLE: EX. MAIN FLOOR PLAN				

JOB DATE:	AUG 2023	DRAWN BY:	MEHDI GH.
JOB NO.:	23298	CHECKED BY:	FARZIN F.R.
PAGE NO.:	A-03	APPROVED BY:	FARZIN F.R.
REV NO.:	REV 0	SCALE:	AS SHOWN



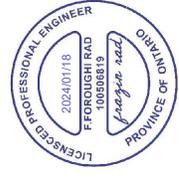
UNIT 10	UNIT 12
UNIT 8	UNIT 2
UNIT 6	UNIT 4
UNIT 14	KEYPLAN

- Sleeping areas rented individually to unrelated individuals for habitation, but is now a common space
- Sleeping areas in units rented as a single housekeeping unit
- Sleeping areas in units rented as a single housekeeping unit

Room has been rented individually for habitation, but is now a common space  
 Room has been rented as a second sleeping area in a single housekeeping unit  
 SCALE 1/8" = 1'-0"

Toronto Building RECEIVED 26/Jan/2024

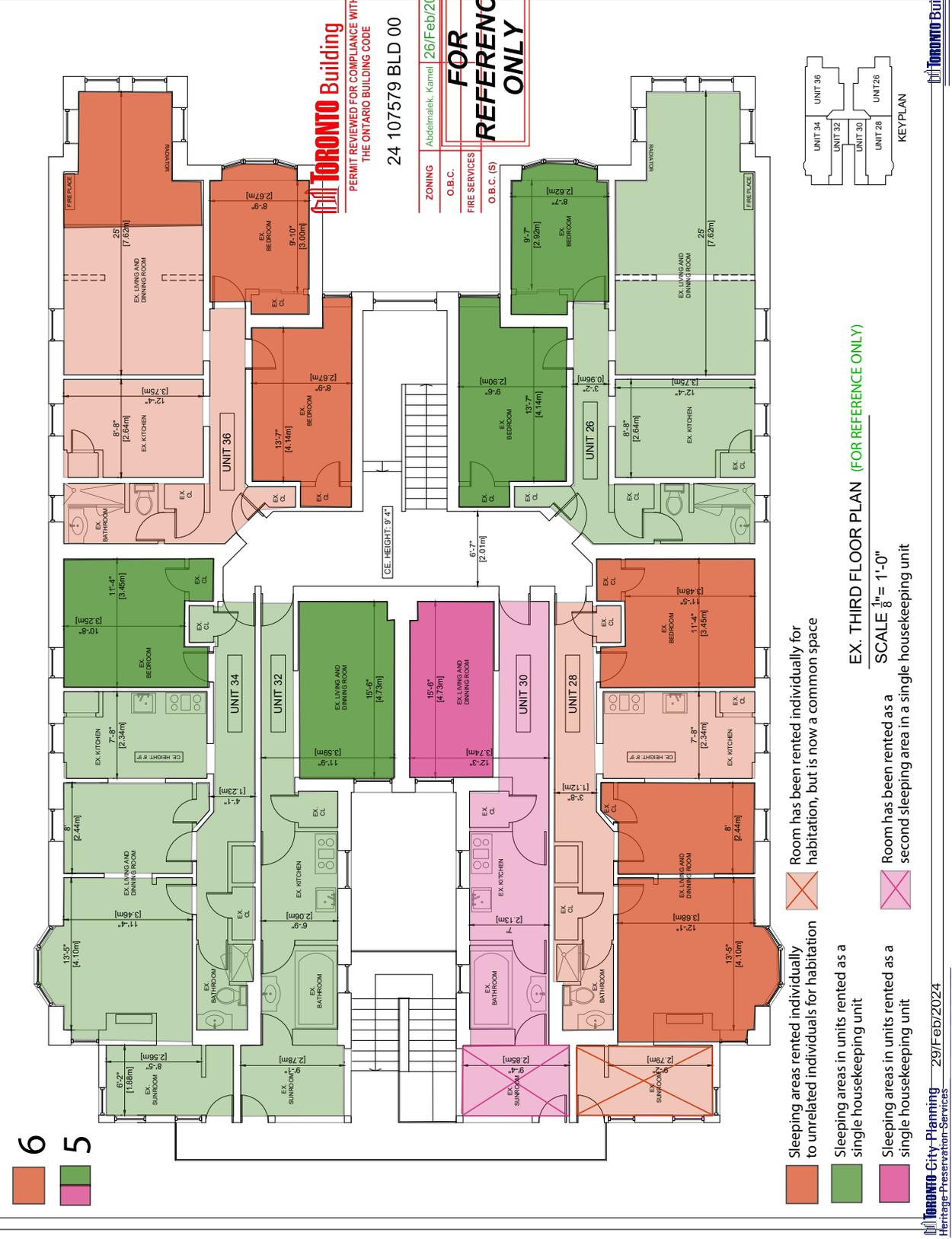




**DISCLAIMER:**  
 NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OF DIMENSIONS.  
 - ALL DIMENSIONS MUST BE SITE VERIFIED. DRAWINGS ARE NOT TO BE USED FOR QUANTITY ESTIMATES.  
 - ALL DIMENSIONS ON COMPOSITION HAS NOT BEEN DETERMINED.

REV	DATE	ISSUED FOR PERMIT	CITY	NOTE
0	2024/01/16			
PROJECT: INTERIOR ALTERATION FOR MAIN, SECOND AND THIRD FLOORS				
ADDRESS: 30 CHARLES ST EAST, TORONTO				
DRAWING TITLE: EX. THIRD FLOOR PLAN				

JOB DATE:	AUG 2023
JOB NO.:	23298
PAGE NO.:	A-07
REV NO.:	REV 0



**TORONTO Building**  
 PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE  
 24 107579 BLD 00

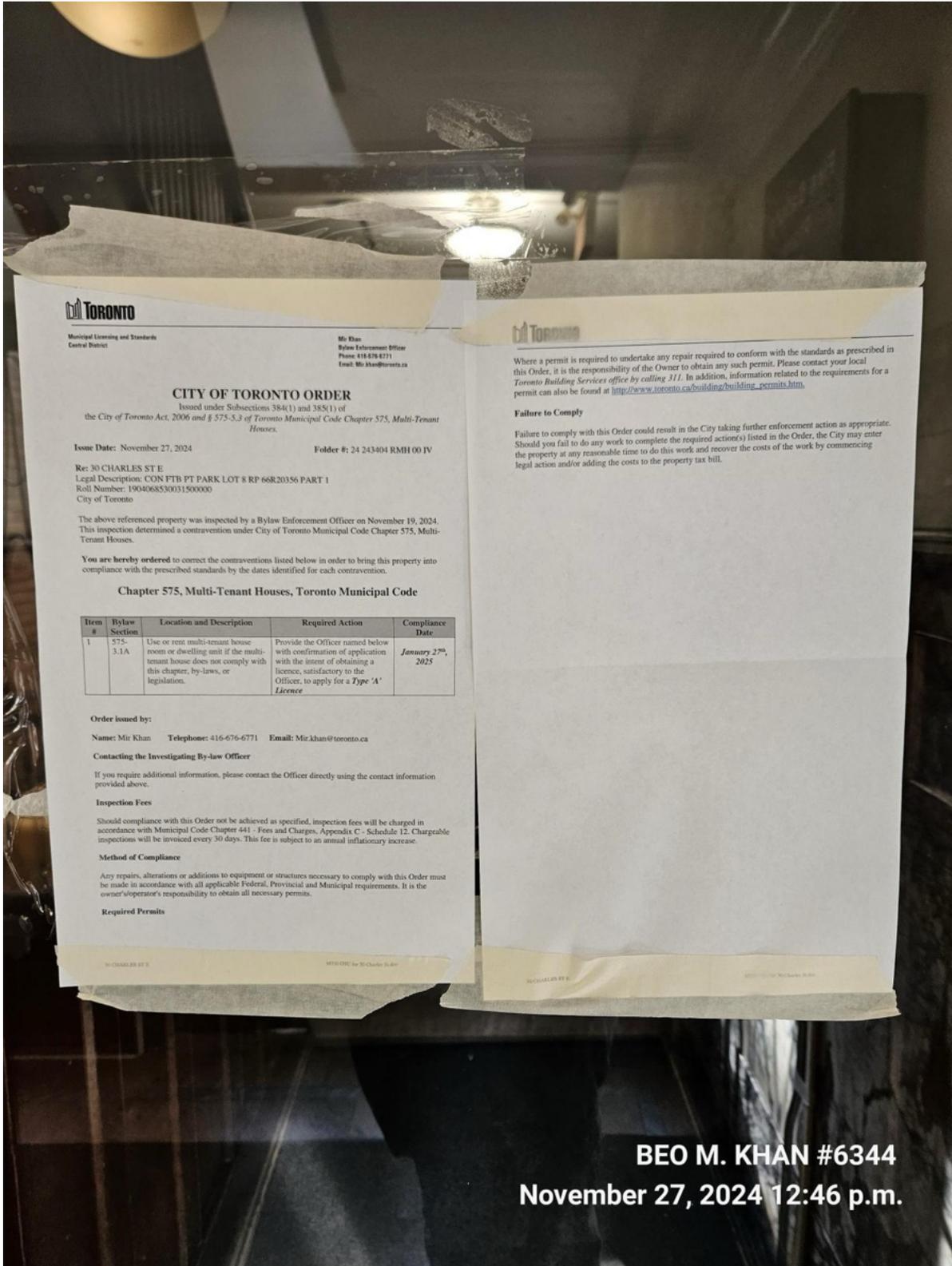
ZONING: Abdelmalek, Kamel 26/Feb/2024  
 O.B.C.  
 FIRE SERVICES  
 O.B.C. (S)

- Room has been rented individually for habitation, but is now a common space
- Room has been rented as a second sleeping area in a single housekeeping unit
- Room has been rented as a single housekeeping unit
- Room has been rented as a second sleeping area in a single housekeeping unit

EX. THIRD FLOOR PLAN (FOR REFERENCE ONLY)

SCALE 1/8" = 1'-0"

***Exhibit B – MTH Investigation Records (Folder No. 42 24201 RMH ORI)***



Municipal Licensing and Standards  
Central District

Mir Khan  
By-law Enforcement Officer  
Phone: 416-376-8771  
Email: Mir.khan@toronto.ca

### CITY OF TORONTO ORDER

Issued under Subsections 384(1) and 385(1) of the City of Toronto Act, 2006 and § 575-5.3 of Toronto Municipal Code Chapter 575, Multi-Tenant Houses.

Issue Date: November 27, 2024

Folder #: 24 243404 RMH 00 IV

Re: 30 CHARLES ST E  
Legal Description: CON FTB PT PARK LOT 8 RP 66R20356 PART 1  
Roll Number: 1904068530031500000  
City of Toronto

The above referenced property was inspected by a Bylaw Enforcement Officer on November 19, 2024. This inspection determined a contravention under City of Toronto Municipal Code Chapter 575, Multi-Tenant Houses.

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.

#### Chapter 575, Multi-Tenant Houses, Toronto Municipal Code

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
1	575-3.1A	Use or rent multi-tenant house room or dwelling unit if the multi-tenant house does not comply with this chapter, by-laws, or legislation.	Provide the Officer named below with confirmation of application with the intent of obtaining a licence, satisfactory to the Officer, to apply for a Type 'A' Licence	January 27 <sup>th</sup> , 2025

#### Order issued by:

Name: Mir Khan Telephone: 416-676-6771 Email: Mir.khan@toronto.ca

#### Contacting the Investigating By-law Officer

If you require additional information, please contact the Officer directly using the contact information provided above.

#### Inspection Fees

Should compliance with 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.

#### Method of Compliance

Any repairs, alterations or additions to equipment or structures necessary to comply with this Order must be made in accordance with all applicable Federal, Provincial and Municipal requirements. It is the owner/operator's responsibility to obtain all necessary permits.

#### Required Permits



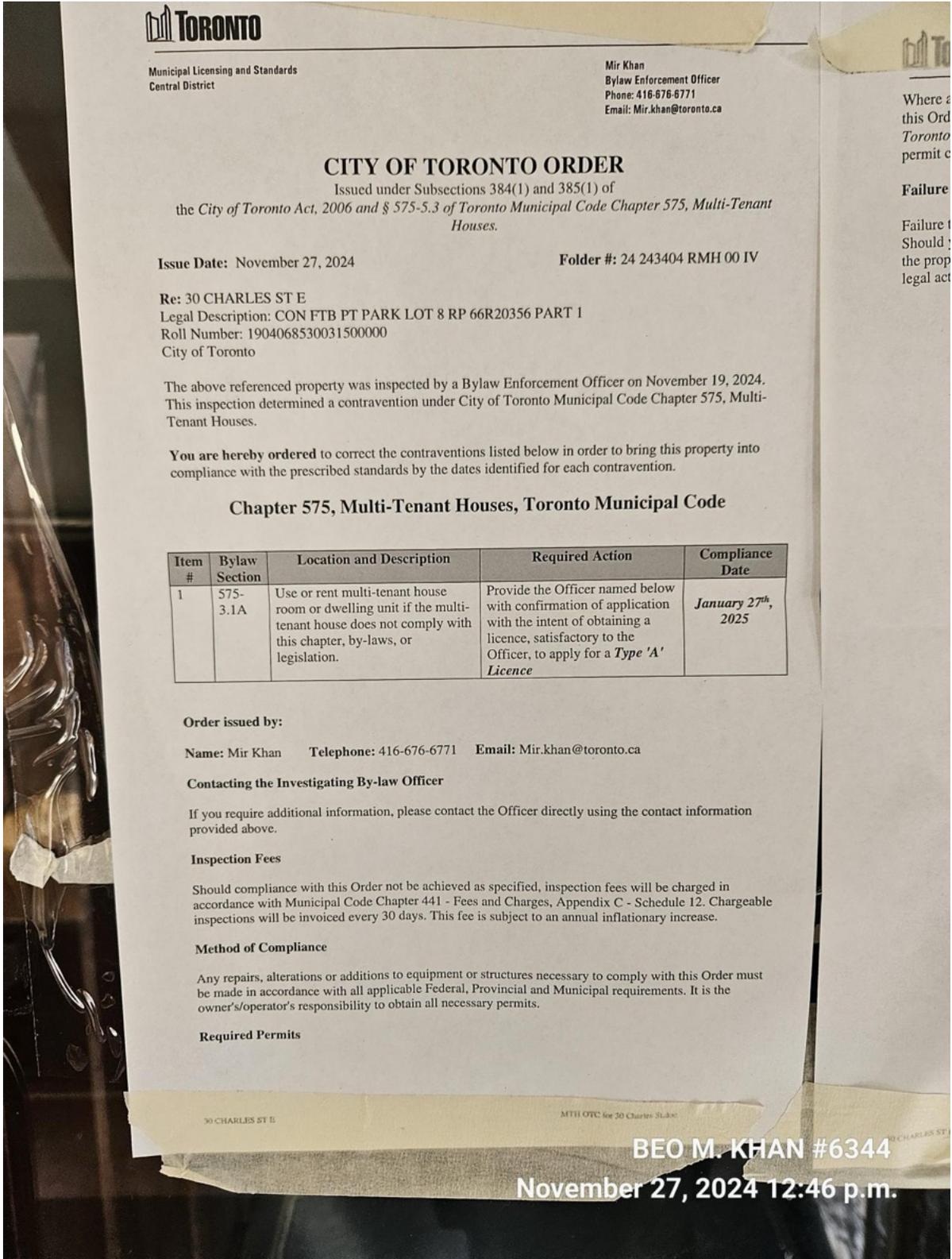
Where a permit is required to undertake any repair required to conform with the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit. Please contact your local Toronto Building Services office by calling 311. In addition, information related to the requirements for a permit can also be found at [http://www.toronto.ca/building/building\\_permits.htm](http://www.toronto.ca/building/building_permits.htm).

#### Failure to Comply

Failure to comply with this Order could result in the City taking further enforcement action as appropriate. Should you fail to do any work to complete the required action(s) listed in the Order, the City may enter the property at any reasonable time to do this work and recover the costs of the work by commencing legal action and/or adding the costs to the property tax bill.

BEO M. KHAN #6344

November 27, 2024 12:46 p.m.



Municipal Licensing and Standards  
Central District

Mir Khan  
Bylaw Enforcement Officer  
Phone: 416-676-6771  
Email: Mir.khan@toronto.ca

### CITY OF TORONTO ORDER

Issued under Subsections 384(1) and 385(1) of  
the City of Toronto Act, 2006 and § 575-5.3 of Toronto Municipal Code Chapter 575, Multi-Tenant  
Houses.

Issue Date: November 27, 2024

Folder #: 24 243404 RMH 00 IV

Re: 30 CHARLES ST E  
Legal Description: CON FTB PT PARK LOT 8 RP 66R20356 PART 1  
Roll Number: 1904068530031500000  
City of Toronto

The above referenced property was inspected by a Bylaw Enforcement Officer on November 19, 2024. This inspection determined a contravention under City of Toronto Municipal Code Chapter 575, Multi-Tenant Houses.

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.

#### Chapter 575, Multi-Tenant Houses, Toronto Municipal Code

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
1	575-3.1A	Use or rent multi-tenant house room or dwelling unit if the multi-tenant house does not comply with this chapter, by-laws, or legislation.	Provide the Officer named below with confirmation of application with the intent of obtaining a licence, satisfactory to the Officer, to apply for a <i>Type 'A' Licence</i>	January 27 <sup>th</sup> , 2025

#### Order issued by:

Name: Mir Khan Telephone: 416-676-6771 Email: Mir.khan@toronto.ca

#### Contacting the Investigating By-law Officer

If you require additional information, please contact the Officer directly using the contact information provided above.

#### Inspection Fees

Should compliance with 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.

#### Method of Compliance

Any repairs, alterations or additions to equipment or structures necessary to comply with this Order must be made in accordance with all applicable Federal, Provincial and Municipal requirements. It is the owner's/operator's responsibility to obtain all necessary permits.

#### Required Permits

30 CHARLES ST E

MTH OTC for 30 Charles St.E

BEO M. KHAN #6344

November 27, 2024 12:46 p.m.



Where a  
this Ord  
Toronto  
permit c

#### Failure

Failure t  
Should ;  
the prop  
legal act

20241127\_124620.jpg



20241127\_124620.jpg

## South District

Urban Development Services

### INVESTIGATION CARD

Assigned to:	Folder Number:	Work Description:
Khan, Mir	24 242201 RMH 00 IR	Rooming House

Owner:	Phone Number:	Address:
14792670 CANADA INC		C/O MILE HOMES 140 YONGE ST 200 TORONTO, ON M5C 1X6 CAN

### SUBJECT PROPERTY

In Date:	Address:	Folder Unit:	Area:
November 22, 2024	30 CHARLES ST E CON FTB PT PARK LOT 8 RP 66R20356 PART 1		S1137

**Folder Name:** 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER

Description:	Conditions:
File opened as per officer request.	Heritage folder exists for this property: 2009 052520 STE 27 HI

Reference No.:	Complaint Date:	Priority:	Completion Date:
311#:06019377	November 22, 2024	2	

DATE	COMMENTS	INSP

**For possible court action, all notations are to be accurate, concise and legible.**

**Folder Status:** Closed  
**Folder No:** 20 24 242201 RMH 00 IR  
**Sub Folder Type:**  
**Property Address:** 30 CHARLES ST E  
**Folder Name:** 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER  
**Description:** File opened as per officer request.

**Current/Last Assigned User:** Mir Khan

**Folder In Date:** Nov 22, 2024

**Work Proposed:** Rooming House

**Unit No:**

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/Inspection Date	Findings/Observations	Assigned User	Logged User	Process Sign-off User
11/22/24	Receive Complaint	Forward to Investigator	11/22/24			Antongnana Morisha	Antongnana Morisha	Antongnana Morisha
11/22/24	Investigation Results - Rooming House	Inspection Rescheduled	11/22/24		File created as per officer request, BEO Mir to review.	MLS - MTH Enforcement	Antongnana Morisha	Antongnana Morisha

**Folder Status:** Closed  
**Folder No:** 20 24 242201 RMH 00 IR  
**Sub Folder Type:** Current/Last Assigned User: Mir Khan  
 Property Address: 30 CHARLES STE -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER  
 Folder Name: 30 CHARLES STE -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER  
 Description: File opened as per officer request.  
**Work Proposed:** Rooming House  
**Unit No:**

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/ Inspection Date	Findings/Observations	Assigned User	Logged User	Process Sign-off User
11/25/24	Investigation Results - Rooming House	Inspection Rescheduled	11/26/24	11/26/24	November 19th 2024 Attended the property alongside BEO Kalitizis, the following were observed. 30 Charles St. Property Manager: Michael 647-560-4113 Floor 1: 6 units Unit 2: S. 14(1) Unit 6: S. 14(1) Floor 2: 6 units Unit 14: - S. 14(1) Unit 16: - S. 14(1)	Khan, Mir	Khan, Mir	Khan, Mir
					Floor 3: 6 Units Unit 26:			

**Folder Status:** Closed  
**Folder No.:** 20 24 242201 RMH 00 IR  
**Sub Folder Type:**  
**Property Address:** 30 CHARLES ST E  
**Folder Name:** 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER  
**Description:** File opened as per officer request.

**Current/Last Assigned User:** Mir Khan  
**Folder In Date:** Nov 22, 2024  
**Work Proposed:** Rooming House  
**Unit No.:**

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/ Inspection Date	Assigned User	Logged User	Process Sign-off User
11/25/24	Investigation Results - Rooming House	Notice of Violation Issued (NOV2)	11/26/24		Khan, Mir	Khan, Mir	Khan, Mir
					S. 14(1)		
				Unit 28:			
				S. 14(1)			
				Basement: 3 Units			
				Unit 36:			
				S. 14(1)			
				Unit 38:			
				S. 14(1)			
				Property is renting more than 4 units, with rooms being rented individually in Units 28, 36, 38.			
				Property meets the definition of a rooming house under chapter 575.			
				OTC to be issued.			
				MTH Order to Comply to be issued, Jan 27th 2024 date to bring forward			

**Folder Status:** Closed

**Current/Last Assigned User:** Mir Khan

**Folder No:** 20 24 242201 RMH 00 IR

**Folder In Date:** Nov 22, 2024

**Sub Folder Type:**

**Work Proposed:** Rooming House

**Property Address:** 30 CHARLES ST E

**Unit No:**

**Folder Name:** 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER

**Description:** File opened as per officer request.

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/ Inspection Date	Findings/Observations	Assigned User	Logged User	Process Sign-off User
01/28/25	Follow-Up Investigation - Rooming House	Comment only	11/26/24		Order to be placarded and sent via registered mail	Khan, Mir	Khan, Mir	Khan, Mir
	Follow-Up Investigation - Rooming House	Comment only	11/27/24		Order Placarded	Khan, Mir	Khan, Mir	Khan, Mir
	Follow-Up Investigation - Rooming House	Res: Complied with Notice or Order	05/26/25		May 26th 2025 RAI file opened with ABS team, property is not renting 4 rooms in any unit, does not qualify as a rooming house. Property is now under the purview of apartment building standards and the RENT SAFE TO program.	Khan, Mir	Khan, Mir	Khan, Mir

## South District

Urban Development Services

### INVESTIGATION CARD

<b>Assigned to:</b>	<b>Folder Number:</b>	<b>Work Description:</b>
Khan, Mir	24 243404 RMH 00 IV	Notice Issued Rooming House

<b>Owner:</b>	<b>Phone Number:</b>	<b>Address:</b>
14792670 CANADA INC		C/O MILE HOMES 140 YONGE ST 200 TORONTO, ON M5C 1X6 CAN

### SUBJECT PROPERTY

<b>In Date:</b>	<b>Address:</b>	<b>Folder Unit:</b>	<b>Area:</b>
November 26, 2024	30 CHARLES ST E CON FTB PT PARK LOT 8 RP 66R20356 PART 1		S1137

**Folder Name:** 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER

<b>Description:</b>	<b>Conditions:</b>
File opened as per officer request.	Heritage folder exists for this property: 2009 052520 STE 27 HI

<b>Reference No.:</b>	<b>Complaint Date:</b>	<b>Priority:</b>	<b>Completion Date:</b>

DATE	COMMENTS	INSP

**For possible court action, all notations are to be accurate, concise and legible.**

Folder Status: Closed

Folder No: 20 24 243404 RMH 00 IV

Sub Folder Type: Notice To Comply

Property Address: 30 CHARLES ST E

Folder Name: 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER

Description: File opened as per officer request.

Current/Last Assigned User: Mir Khan

Folder In Date: Nov 26, 2024

Work Proposed: Notice Issued Rooming House

Unit No:

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/ Inspection Date	Findings/Observations	Assigned User	Logged User	Process Sign-off User
11/22/24	Receive Complaint	Forward to Investigator	11/22/24			Antongnanana Morisha	Antongnanana Morisha	Antongnanana Morisha
11/22/24	Investigation Results - Rooming House	Inspection Rescheduled	11/22/24		File created as per officer request, BEO Mir to review.	MLS - MTH Enforcement	Antongnanana Morisha	Antongnanana Morisha

Folder Status: Closed

Folder No: 20 24 243404 RMH 00 IV

Sub Folder Type: Notice To Comply

Property Address: 30 CHARLES ST E

Folder Name: 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER

Description: File opened as per officer request.

Current/Last Assigned User: Mir Khan

Folder In Date: Nov 26, 2024

Work Proposed: Notice Issued Rooming House

Unit No:

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/ Inspection Date	Findings/Observations	Assigned User	Logged User	Process Sign-off User
11/25/24	Investigation Results - Rooming House	Inspection Rescheduled	11/26/24	11/26/24	November 19th 2024 Attended the property alongside BEO Kalaitzis, the following were observed. 30 Charles St. Property Manager: Michael 647-560-4113 Floor 1: 6 units Unit 2: S. 14(1) Unit 6: S. 14(1) Floor 2: 6 units Unit 14: S. 14(1) Unit 16: S. 14(1) Floor 3: 6 Units Unit 26:	Khan, Mir	Khan, Mir	Khan, Mir

Folder Status: Closed

Folder No: 20 24 243404 RMH 00 IV

Sub Folder Type: Notice To Comply

Property Address: 30 CHARLES ST E

Folder Name: 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER

Description: File opened as per officer request.

Current/Last Assigned User: Mir Khan

Folder In Date: Nov 26, 2024

Work Proposed: Notice Issued Rooming House

Unit No:

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/ Inspection Date	Assigned User	Logged User	Process Sign-off User
					S. 14(1)		
					Unit 28: S. 14(1)		
					Basement: 3 Units Unit 36: S. 14(1)		
					Unit 38: S. 14(1)		
					Property is renting more than 4 units, with rooms being rented individually in Units 28, 36, 38. Property meets the definition of a rooming house under chapter 575. OTC to be issued.		
11/25/24	Investigation Results - Rooming House	Notice of Violation Issued (NOV2)	11/26/24		Khan, Mir	Khan, Mir	Khan, Mir
01/28/25	Follow-Up Investigation - Rooming House	Comment only	11/26/24		Khan, Mir	Khan, Mir	Khan, Mir

**Folder Status:** Closed

**Folder No:** 20 24 243404 RMH 00 IV

**Sub Folder Type:** Notice To Comply

**Property Address:** 30 CHARLES ST E

**Folder Name:** 30 CHARLES ST E -- S1137 -- RES: COMPLIED WITH NOTICE OR ORDER

**Description:** File opened as per officer request.

**Current/Last Assigned User:** Mir Khan

**Folder In Date:** Nov 26, 2024

**Work Proposed:** Notice Issued Rooming House

**Unit No:**

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/ Inspection Date	Findings/Observations	Assigned User	Logged User	Process Sign-off User
01/28/25	Follow-Up Investigation - Rooming House	Comment only	11/27/24		Order Placarded	Khan, Mir	Khan, Mir	Khan, Mir
	Follow-Up Investigation - Rooming House	Res: Complied with Notice or Order	05/26/25		May 26th 2025 RAI file opened with ABS team, property is not renting 4 rooms in any unit, does not qualify as a rooming house. Property is now under the purview of apartment building standards and the RENT SAFE TO program.	Khan, Mir	Khan, Mir	Khan, Mir

Folder: 25 192409 RMH 00 IR

Address: 30 Charles St E;Ward: 11;GeolD: 14677760;Longitude: -79.384815824;Latitude: 43.669198907;Location Description: ;

Reminder Date	Fri Jul 11, 2025	Remind	Sarfraz, Muhammad Ramaz	Include	<input type="checkbox"/>
Made On	Fri Jul 11, 2025	Made By	311 Customer Service Rep		
Comment Date	Fri Jul 11, 2025				

CONTACT: CUST#07414456  
Title;First Name:Shayan;Last Name:Gharaei;Email: shayan.gharaei@toronto.ca;Address:

Reminder Date	Fri Jul 11, 2025	Remind	Sarfraz, Muhammad Ramaz	Include	<input type="checkbox"/>
Made On	Fri Jul 11, 2025	Made By	311 Customer Service Rep		
Comment Date	Fri Jul 11, 2025				

CUST#:07414456

Additional Information: several units, including, not limited to Units 4, 10, 16, and 28, livingroom converted into bedrooms. Rooms had doors with locks, indicating units may be rented to multiple tenants individually. This configuration may suggest unauthorized rooming house use and poses potential safety concerns.

Reminder Date	Fri Jul 11, 2025	Remind	311 Customer Service Rep	Include	<input type="checkbox"/>
Made On	Fri Jul 11, 2025	Made By	311 Customer Service Rep		
Comment Date	Fri Jul 11, 2025				

## South District

Urban Development Services

### INVESTIGATION CARD

<b>Assigned to:</b>	<b>Folder Number:</b>	<b>Work Description:</b>
Sarfraz, Muhammad Ramaz	25 192409 RMH 00 IR	Rooming House
<b>Owner:</b>	<b>Phone Number:</b>	<b>Address:</b>
14792670 CANADA INC		C/O MILE HOMES 140 YONGE ST 200 TORONTO, ON M5C 1X6 CAN

### SUBJECT PROPERTY

<b>In Date:</b>	<b>Address:</b>	<b>Folder Unit:</b>	<b>Area:</b>
July 11, 2025	30 CHARLES ST E CON FTB PT PARK LOT 8 RP 66R20356 PART 1		S1137
<b>Folder Name:</b>	30 CHARLES ST E -- S1137 -- IC: NO OFFENCE OBSERVED		
<b>Description:</b>	<b>Conditions:</b>		
CUST#:07414456 Additional Information: several units, including, not limited to Units 4, 10, 16, and 28, livingroom converted into bedrooms. Rooms had doors with locks, indicating units may be rented to multiple tenants individually. This configuration may suggest unauthorized rooming house use and poses potential safety concerns. < < Assigned Officer: Sarfraz, Muhammad Ramaz / 437-535-8426 / ramaz.sarfraz@toronto.ca > >	CUST#:07414456 Heritage folder exists for this property: 2009 052520 STE 27 HI		
<b>Reference No.:</b>	<b>Complaint Date:</b>	<b>Priority:</b>	<b>Completion Date:</b>
311#:07414457	July 11, 2025	2	

DATE	COMMENTS	INSP

**For possible court action, all notations are to be accurate, concise and legible.**

Printed Date: Sep 04, 2025 2:52 PM

**Municipal Licensing & Standards Division**

**Investigation Notes**

**Folder Status:** Closed  
**Folder No:** 20 25 192409 RMH 00 IR  
**Sub Folder Type:**  
**Property Address:** 30 CHARLES ST E  
**Folder Name:** 30 CHARLES ST E -- S1137 -- IC: NO OFFENCE OBSERVED  
**Description:** CUST#:07414456  
 Additional Information: several units, including, not limited to Units 4, 10, 16, and 28, livingroom converted into bedrooms. Rooms had doors with locks, indicating units may be rented to multiple tenants individually. This configuration may suggest unauthorized rooming house use and poses potential safety concerns.  
 <<Assigned Officer: Sarfraz, Muhammad Ramaz / 437-535-8426 / ramaz.sarfraz@toronto.ca>>

**Current/Last Assigned User:** Muhammad Ramaz Sarfraz  
**Folder In Date:** Jul 11, 2025  
**Work Proposed:** Rooming House  
**Unit No:**

Process Date (mm/dd/yy)	Investigation Process	Process Action	Action Date	Attendance/Inspection Date	Findings/Observations	Assigned User	Logged User	Process Sign-off User
07/11/25	Receive Complaint	Forward to Investigator	07/11/25			311 Customer Service Rep	311 Customer Service Rep	311 Customer Service Rep
07/11/25	Investigation Results - Rooming House	Inspection Rescheduled	07/11/25		Email to city staff / abs team for photos. BEO Ramaz to review.	MLS - MTH Enforcement	De Freitas, Fazia	De Freitas, Fazia
	Investigation Results - Rooming House	Comment only	07/15/25		July 15 / 2025 File reviewed, to be followed up. r. sarfraz #6467	MLS - MTH Enforcement	MLS - MTH Enforcement	De Freitas, Fazia
07/14/25	Investigation Results - Rooming House	IC: No Offence Observed	07/16/25	07/16/25	July 16 / 2025 I spoke to the building inspection who told me that he noticed work done in the apartments that wasn't approved by Toronto building. I told him that the building is not under MTH jurisdiction. File to be closed. R. SARFRAZ #6467	Sarfraz, Muhammad Ramaz	Sarfraz, Muhammad Ramaz	Sarfraz, Muhammad Ramaz

**From:** MLS MTH Enforcement  
**Sent:** July 11, 2025 3:35 PM  
**To:** Shayan Gharai  
**Subject:** 30 CHARLES ST E

Hello Shayan,

Our team has received your complaint re this address, 30 CHARLES ST E. Ref 07414456

Do you have photos for the identified units 4, 10, 16 and 28?

Please send.

Thank you.  
Fazia

Multi-Tenant Houses  
Rental Standards Services  
City of Toronto

30 CHARLES ST E.msg



Municipal Licensing and Standards  
Central District

Mir Khan  
Bylaw Enforcement Officer

Phone: 416-676-6771  
Email: Mir.khan@toronto.ca

**Order issued to:**

14792670 CANADA INC  
C/O LANDLORD PROPERTY & RENTAL MGMT INC  
515 LOGAN AVE  
TORONTO, ON M4K 3B3  
CAN

**CITY OF TORONTO ORDER**

Issued under Subsections 384(1) and 385(1) of  
the *City of Toronto Act, 2006* and § 575-5.3 of *Toronto Municipal Code Chapter 575, Multi-Tenant Houses*.

**Issue Date:** November 27, 2024

**Folder #:** 24 243404 RMH 00 IV

**Re:** 30 CHARLES ST E

Legal Description: CON FTB PT PARK LOT 8 RP 66R20356 PART 1

Roll Number: 1904068530031500000

City of Toronto

The above referenced property was inspected by a Bylaw Enforcement Officer on November 19, 2024. This inspection determined a contravention under City of Toronto Municipal Code Chapter 575, Multi-Tenant Houses.

**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.

**Chapter 575, Multi-Tenant Houses, Toronto Municipal Code**

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
1	575-3.1A	Use or rent multi-tenant house room or dwelling unit if the multi-tenant house does not comply with this chapter, by-laws, or legislation.	Provide the Officer named below with confirmation of application with the intent of obtaining a licence, satisfactory to the Officer, to apply for a <i>Type 'A' Licence</i>	<i>January 27<sup>th</sup> 2024</i>

**Order issued by:**

**Name:** Mir Khan    **Telephone:** 416-676-6771    **Email:** Mir.khan@toronto.ca

**Contacting the Investigating By-law Officer**

If you require additional information, please contact the Officer directly using the contact information provided above.

**Inspection Fees**

Should compliance with 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.

**Method of Compliance**



Any repairs, alterations or additions to equipment or structures necessary to comply with this Order must be made in accordance with all applicable Federal, Provincial and Municipal requirements. It is the owner's/operator's responsibility to obtain all necessary permits.

#### **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).

#### **Failure to Comply**

Failure to comply with this Order could result in the City taking further enforcement action as appropriate. Should you fail to do any work to complete the required action(s) listed in the Order, the City may enter the property at any reasonable time to do this work and recover the costs of the work by commencing legal action and/or adding the costs to the property tax bill.



**From:** Shayan Gharaei  
**Sent:** July 14, 2025 9:05 AM  
**To:** MLS MTH Enforcement  
**Subject:** RE: 30 CHARLES ST E  
**Attachments:** 20250707\_104820.jpg

Good morning Fazia,

I only have photos for one of the rooms with a lock, which is identified as the living room in the approved permit drawings for Unit 10. This condition was observed during a joint inspection with Senior Inspector Michael Krolikowski and the property manager. We notified the property manager of this violation at the time of the inspection.

**Shayan Gharaei**  
Building Inspector Specialist  
Building Inspection Unit  
100 Queen St W. (17<sup>th</sup> Floor )  
Toronto and East York District  
416-397-4786  
[shayan.gharaei@toronto.ca](mailto:shayan.gharaei@toronto.ca)



**Building permit status:**  
<http://app.toronto.ca/ApplicationStatus/>

**Requesting Building Inspections:**  
<https://www.toronto.ca/services-payments/building-construction/building-inspections/>

---

**From:** MLS MTH Enforcement <mlsmthenforcement@toronto.ca>  
**Sent:** July 11, 2025 3:35 PM  
**To:** Shayan Gharaei <Shayan.Gharaei@toronto.ca>  
**Subject:** 30 CHARLES ST E

Hello Shayan,

Our team has received your complaint re this address, 30 CHARLES ST E. Ref 07414456

Do you have photos for the identified units 4, 10, 16 and 28?

Please send.

RE\_ 30 CHARLES ST E.msg

Thank you.

Fazia

Multi-Tenant Houses  
Rental Standards Services  
City of Toronto

RE\_30 CHARLES ST E.msg