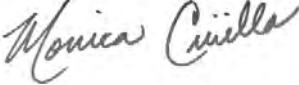




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	March 14, 2023
SUBJECT:	1083 Main Street East - Property Standards (Ward 3)
WARD(S) AFFECTED:	Ward 3
SUBMITTED BY:	Monica Ciriello Director, Licensing and By-law Services Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to update the Mayor and Members of Council on the status of 1083 Main Street East Property Standards Order following the Landlord Tenant Board (LTB) hearings.

BACKGROUND

Property Standards Committee

On Tuesday February 21, 2023 the City of Hamilton Property Standards Committee heard an appeal of a property standards order issued to the owner of 1083 Main St E. The order required the owner to repair or replace the plumbing system pipes that was in violation of the City's Property Standards By-law. As the City of Hamilton's Property Standards By-law is pursuant to the *Ontario Building Code*, the property owner had a right to appeal the order.

The City's property standards order was confirmed. No compliance date was set to comply with the confirmed order, which was agreed to by both parties. This was due to the nature and scope of the work needed to satisfy the order. The Property Standards Committee decision was to grant an extension of time and ordered that this matter return before them as soon as practicable or within 45 days. When the Property Standards Committee reconvenes, it will hear evidence of the parties and may fix a date or dates for further compliance based on that evidence.

The Property Standards Committee is scheduled to reconvene on April 5, 2023 at 9:30am at City Hall.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Landlord Tenant Board (LTB)

On Thursday March 9, 2023 the property owner's application to vacate the rental unit to complete extensive repairs or renovations was heard by the LTB. Staff are aware that several applications are being brought before the LTB by the property owner for multiple units at 1083 Main Street E. Staff anticipate the LTB will release an order with its decision within the coming weeks.

Staff did not attend the LTB hearing. Staff are not aware of any future scheduled LTB hearing dates for this property.

Next Steps

It remains the City's position that the property owner is to comply with the order issued by Licensing & By-law Services. The date of compliance will be set by the Property Standards Committee on April 5, 2023.

Should the property owner fail to comply with the order by the date determined by the Property Standards Committee, staff will implement an action plan to have the work completed through a City approved contractor at the expense of the property owner.

An officer from Licensing & By-law Services continues to visit the property once a week to ensure water delivery.

Hamilton Water staff continue to deliver water to the residents of 1083 Main Street East. Last week (March 5th to 11th), staff delivered twenty (20) jugs on Monday and Wednesday each and forty (40) jugs on Friday. The total count, to date, is 710 jugs as of Friday March 10.

If you have any questions respecting this communication, please contact Monica Ciriello, Director, Licensing and By-law Services, by phone at (905) 546-2424 Ext. 5809 or by email at Monica.Ciriello@hamilton.ca.

APPENDICES AND SCHEDULES ATTACHED

N/A