



**CORPORATE SERVICES
MUNICIPAL ENFORCEMENT SERVICES**
882 Alloy Place
Thunder Bay, Ontario, P7B 6E6
Tel: (807) 577-MLEO (6536)

**PROPERTY STANDARDS
ORDER**

**Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, Chapter C23, as amended**

RE: Occurrence Number # EF: 23-302308

**To: Francesco GRECO
Address: 2550 15th Side Rd
Thunder Bay, Ontario, P7J 1E5**

**Order Address: 535 McTavish Street,
Thunder Bay, Ontario, P7C 1P3
Legal Description: PLAN 54 BLK 50 Lot 38**

A Property Standards Officer had inspected the above-described property.

The inspection revealed that in some respects the property does not conform to the standards prescribed by the City of Thunder Bay Municipal Standards for Property By-Law BL 95/2022.

IT IS ORDERED THAT the repairs necessary to correct the defects set out in Schedule 'A' be carried out and the property brought to a condition of compliance with the prescribed standards or clear the land of all offending structures and materials/defects and leave site in a graded and level condition, on or before **30 January 2026. (COMPLIANCE DATE)**

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of the Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by Registered Mail to, and to be received by:

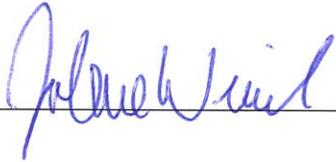
**Secretary, Property Standards Committee
City Hall
500 Donald St E
Thunder Bay, Ontario, P7E 5V3**

On or before **17 December 2025. (APPEAL DEADLINE DATE)**

If no appeal is submitted, within the above-prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that the necessary repairs or demolition has not been completed in accordance with this Order, as confirmed or modified, in addition to any possible court action, the municipality may cause the property to be repaired or demolished.

The costs of such action shall be deemed a lien, on the land with priority lien status and may be collected in the same manner as municipal real property taxes, as set out in Section 1 of the Municipal Act, S.O. 2001, c.25, as amended.



Jolene Wiwcharyk #406
C.P.S.O & M.L.E.O
Property Standards Enforcement

Order Issued: November 28, 2025

City of Thunder Bay
882 Alloy Place,
Thunder Bay, Ontario P7B 6E6
Phone: (807) 577-MLEO (6536)

SCHEDULE "A"

LINE ITEMS – DEFICIENCIES

As per Property Standards Order issued by MLEO Jolene Wiwcharyk

#406, on the 28th of November 2025, EF 23-302308

To: Francesco GRECO
Address: 2550 15th Side Rd
Thunder Bay, Ontario, P7J 1E5

Order Address: 535 McTavish Street,
Thunder Bay, Ontario, P7C 1P3
Legal Description: PLAN 54 BLK 50 Lot 38

ITEM	SECTION	LOCATION	REQUIREMENTS (Summary)
1	22. EXTERIOR WALLS, SURFACES, CLADDING AND MASONRY	Location of Deficiency front (east) and rear (west) exterior surfaces Assistive Digital Image(s) Attached	All exterior walls and surfaces of every building shall be sound, plumb, weather tight, free from holes, loose or unsecured objects, maintained in good repair and all exterior surfaces that have previously been covered with paint, or other protective or decorative materials shall be maintained in good repair and the covering renewed when it becomes damaged or deteriorated.
REQUIRED REPAIR/REMEDY			
<p>Namely: The front (east) and rear (west) exterior surfaces of the dwelling are in disrepair with deteriorated, damaged or missing paint and contains a section at the front exterior with no protectant covering. The paint/protectant around the windows and doors of the dwelling have become worn/deteriorated. The front exterior of the dwelling contains a section of cladding without any paint or preservative covering added. The cladding located at the rear exterior wall contains missing/damaged sections including damaged/missing cladding at the corners of the dwelling. Repair/replace any damaged cladding and renew any previously covered surfaces with paint and/or add protective materials as required on the dwelling and maintain in good repair.</p>			

*This document in an alternative format is available upon request.

ITEM	SECTION	LOCATION	REQUIREMENTS (Summary)
2	23. DOORS, WINDOWS, CELLARS, HATCHWAYS	Location of Deficiency front (east) and rear (west) exterior Assistive Digital Image(s) Attached	Windows, exterior doors, and frames shall be maintained in good working order, good repair, in a safe condition, and shall be of such construction so as to prevent the entrance of wind, snow, or rain into the building and to minimize heat loss through infiltration.
REQUIRED REPAIR//REMEDY			
<p>Namely: The front porched-in area windows of the dwelling are covered with multiple plywood boards. There is a front (east) basement window that is covered with plywood. Located at the rear (west) exterior is a broken window. Repair or replace any broken/cracked or missing windows on the dwelling. Maintain all exterior windows and doors in good working order, good repair and in a Safe Condition.</p>			

ITEM	SECTION	LOCATION	REQUIREMENTS (Summary)
3	26. ROOF STRUCTURES	Location of Deficiency dwelling roof Assistive Digital Images Attached	Every roof, and all of its components shall be maintained in good repair and in a Safe Condition. Maintain the roof in water-tight condition so as to prevent leakage into the dwelling.
REQUIRED REPAIR//REMEDY			
<p>Namely: The roof and its components (soffit, fascia) on the dwelling are in disrepair and contain worn/damaged missing shingles. The south eaves of the dwelling (soffit, fascia) contain openings due to deteriorated/rotted and missing wood pieces. The eaves at the (west) exterior of the dwelling are damaged and contain pieces of deteriorated/rotted wood and missing fascia boards. Repair/replace any damaged or missing sections of the roof and maintain the roof in good condition, in a Safe condition, as well as in a watertight condition to prevent leakage of water into the dwelling.</p>			

ITEM	SECTION	LOCATION	REQUIREMENTS (Summary)
4	35. STAIRS-HANDRAILS-GUARDS	Location of Deficiency front (east) and rear (west) exterior dwelling Assistive Digital Image(s) Attached	All exterior stairs shall be maintained so as to be free of holes, cracks, and other defects which constitutes Hazards. Handrails shall be installed in accordance with the Code and on all exterior stairs that have more than 3 risers. All stairs and shall be free of defects and maintained in good repair.
REQUIRED REPAIR//REMEDY			
<p>Namely: The front (east) and the rear (west) stairs into the dwelling are in disrepair (contains damaged/rotted or missing wood pieces of the stairs (risers, treads and guards). Replace/Repair the exterior stairs at the front and rear of the dwelling, so as to be free from holes, cracks, and other defects which constitute Hazards.</p>			

ITEM	SECTION	LOCATION	REQUIREMENTS (Summary)
5	49. PEST CONTROL	Location of Deficiency south exterior of dwelling Assistive Digital Images Attached	Every property shall be maintained so as to be free from vermin and conditions that may promote an infestation.
REQUIRED REPAIR//REMEDY			
<p>Namely: The south exterior eaves (soffit, fascia) of the dwelling contain openings that allows conditions for vermin (pigeons) to infest. The rear exterior eaves (west) of the dwelling is missing fascia and allows vermin to infest. Repair any openings on the dwelling and maintain the dwelling to ensure that may promote conditions that allow for an infestation to occur.</p>			

ITEM	SECTION	LOCATION	REQUIREMENTS (Summary)
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6	55. GENERAL PROVISIONS RELATING TO VACANT BUILDINGS	Entire property	The owner of a vacant Building, in addition to any requirements of any other By-law of the City, shall keep all Buildings on the land clear of debris, maintain the Building to prevent against Unsafe Conditions; the owner shall keep the windows, doors, or any other openings to the building secured to prevent authorized enter; and maintain any entrances to the building in good repair so as to provide for safe access for any authorized person attending the property.
REQUIRED REPAIR//REMEDY			
<p>Namely: Keep all Buildings on the land clear of debris; maintain the dwelling to prevent against Unsafe Conditions or risk of fire or accidents; keep the windows, doors, or any other openings to the dwelling secured to prevent unauthorized entry; maintain any entrances to the dwelling in good repair so as to provide for safe access for any authorized person attending the property.</p>			

SCHEDULE "B"

ASSISTIVE EXAMPLE DIGITAL IMAGE(S)

As per Property Standards Order issued by MLEO Jolene Wiwcharyk

#406, on the 28th of November 2025, EF:23-302308

The item(s) listed herein from Schedule A are in violation of the City of Thunder Bay Municipal Standards for Property By-Law 95/2022 and Assistive Digital Image(s) is/are included to assist in identifying deficiencies to be remedied:

Subject Property: 535 McTavish Street, Thunder Bay, Ontario, P7C 1P3
Item 1. Section 22. EXTERIOR WALLS, SURFACES, CLADDING AND MASONRY



**Subject Property: 535 McTavish Street, Thunder Bay, Ontario, P7C 1P3
Item 2. Section 23. DOORS-WINDOWS-CELLARS-HATCHWAYS**



Subject Property: 535 McTavish Street, Thunder Bay, Ontario, P7C 1P3
Item 3. Section 26. ROOF STRUCTURES



Subject Property: 535 McTavish Street, Thunder Bay, Ontario, P7C 1P3
Item 4. Section 35. STAIRS-HANDRAILS-GUARDS



*This document in an alternative format is available upon request.

Subject Property: 535 McTavish Street, Thunder Bay, Ontario, P7C 1P3
Item 5. Section 49. PEST CONTROL



SCHEDULE "C"

As per Property Standards Order issued by MLEO Jolene Wiwcharyk

#406, on the 28th of November 2025, EF:23-302308

IMPORTANT: Additional Information to Property Standards ORDER
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To: Francesco GRECO
Address: 2550 15th Side Rd
Thunder Bay, Ontario, P7J 1E5

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Demolition- Where remedy not effected

Should you decide, for whatever reason(s), that you do not wish to make the required repairs/remedies as required by the Order, you are ordered to clear the land of all structures and materials/defects and leave in a graded and level condition. A demolition permit must be obtained, and the site cleared.

If you chose not to remedy the defects of the offending structure, demolition actions must be completed by the **COMPLIANCE DATE**.

DIGITAL IMAGES: *Assistive Example Digital Image(s) in Schedule 'B'- Cautionary Note

*The "Defect Example Digital Image(s)", listed in Schedule "B", are meant to represent an example of the defect type specified in the "Item" and may wholly or only partially represent all of the actual defect(s) that need to be remedied.

This means that other similar defects may be required to be remedied that do not appear in any specific digital image(s) supplied and not every defect type may be represented by an Assistive Digital Image Example.

Clarification from the issuing Officer should be made where you are unclear of repair/remedy required for any particular defect.

Appeal Date/Time

Where you have properly filed an Appeal to an Order, the Secretary of the Property Standards Committee will arrange to convene the Committee at its earliest availability to hear your appeal; you will receive a Notice of the date, time and location for you to attend. If you fail to attend, the Committee may rule on your case without receiving any evidence from you. If you are unable to attend your hearing date, you should advise the Secretary

of the Committee one week prior to the hearing date, to allow members, staff and other witnesses, proper notice.

Note: there is not an obligation for the Committee to reschedule, so the reason for rescheduling should be properly communicated to the Committee Secretary. The Committee will only schedule a Hearing once an Appeal is received, and a date is for such Appeal is confirmed with the Committee.

Appeal- Property Standards Committee

Appeals are heard (first level) in front of the Property Standards Committee, a quasi-judicial body that operates under the Provinces' Statutory Powers and Procedures Act. The process operates very similar to a Provincial Court or "Hearings" process where evidence is taken under oath, witnesses may be called, and evidence presented by each "side" and cross-examinations are permitted to allow the Committee to render an informed decision.

Appeal- Decision Limits- Property Standards Committee

The Property Standards Committee is empowered to do only three (3) things based on facts alone (they cannot rule on circumstance i.e., financial hardship, medical or personal issues, etc.):

- i) **Confirm the ORDER;** as legal and binding in present form, in all requirements and you must comply with original order.
- ii) **Modify the ORDER;** to confirm as legal and binding but to add/modify/remove specific repairs/remedies to be undertaken as to their completion and/or to the timeframes required to complete; and you must comply with modified Order.
- iii) **Rescind the ORDER;** the Committee does have the power to rescind the ORDER (based on facts only) and this would defer complying with the ORDER until either party exhausted the Appeal Process and may result in the ORDER being quashed and of no force or effect on you or reinstated and binding.

Appeal- of Committee Decision- Either Party- Superior Court

Where a decision has been rendered by the Property Standards Committee (Confirm, Modify, or Rescind) either party (i.e., Property Owner or Municipality) is entitled to only one additional Appeal. Where either party is not satisfied with the decision of the Property Standards Committee, an Appeal may be made to the Ontario Superior Court of Justice, where a Judge of that court shall hear the case.

Such Appeals (to Superior Court) can only be initiated through a formal process, established by the courts, and generally (not exclusively) require the aid of legal representation in the form of a lawyer to prepare and argue the merits of the Appeal.

Note: This level of Appeal is almost exclusively transcript-based, and reviews the facts already entered into evidence at the Property Standards Appeal Committee proceeding: new evidence is not generally permitted, except to remedy misleading evidence that concerns the overall outcome of the decision.

Your Right to Appeal- Appeal Decision Limitations: Superior Court Judge

The Judge of the Superior Court has the same powers and authority of the Property Standards Committee and is limited to the same three (3) decisions as the Property Standards Committee (See Appeal Decision Limits- Property Standards Committee).

End- Appeal Process

The decision of the Superior Court Judge is final and binding and not subject to any further levels of Appeal to any Canadian Court.

Should you wish to discuss any of the above information, or the terms of complying with the attached Property Standards Order, please do not hesitate to contact the undersigned at any time. Please remember that if you chose to file an Appeal, it must be done in writing to the Secretary of the Property Standards Committee; it cannot be done by calling the undersigned and must be sent Registered Mail and received via registered mail by the **Appeal Deadline Date**.

Re-inspection will be made after the **COMPLIANCE DATE**. For any inquiries, please contact the undersigned at (807) 577-MLEO (6536). If there is no answer, please provide your **FULL NAME** and the **FULL PROPERTY ADDRESS** the **ORDER** is regarding.

You may wish to obtain independent legal advice before you make any decisions; that is your right, but seeking such advice will not alter the **APPEAL DEADLINE DATE** or **COMPLIANCE DATE**.

SCHEDULE "D"

CITY OF THUNDER BAY MUNICIPAL STANDARDS FOR PROPERTY BY-LAW BL 95/2022 SECTIONS AND WORDINGS

As per Property Standards Order issued by MLEO Jolene Wiwcharyk

#406, on the 28th of November 2025, EF:23-302308

To: Francesco GRECO
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Line Items- Deficiencies Listed in Schedule "A" of this order align with the following sections of the City of Thunder Bay Municipals Standards for Property By-Law 95/2022:

3. DEFINITIONS

i) **"Code"** means a regulation of the Province of Ontario known:

- i. With respect to matters relating to building, as the Building Code;
- ii. with respect to matters relating to electricity, as the Electrical Safety Code;
- iii) with respect to matters relating to fire, as the Fire Code; and
- iv) with respect to matters relating to plumbing, as the Building Code;
- v. with respect to matters relating to elevating devices, as the Technical Standards and Safety Act, 2000.

t) **"Guard"** means a balustrade or protective barrier installed around openings in floor areas or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway, and other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them;

v) **"Hazard"** means Lands, Buildings, structures, or materials that are in an Unsafe Condition, or is a source or a situation, with the potential for harm in terms of human injury or ill-health, damage to property, damage to the environment, risk of fire, or a combination of these and includes unsafe containers which have a closing or locking mechanism such that something or someone inside could be trapped and unable to be released without external assistance.

qq) **"Vermin"** means mammals, birds, or insects injurious to humans, physical property, game, livestock, or crops. Examples include but are not limited to: skunks, rats, termites, poisonous insects or reptiles, moths, and mice;

ii) **"Safe Condition"** means a condition that does not pose or constitute an undue or unreasonable hazard or risk to life, limb, or health of any person on or about the property, and includes a structurally sound condition;

mm) **"Unsafe Condition"** is a descriptive phase for Land, Building, structures or material, that are in a condition or state of repair that causes a hazard to life, limb or health of any person authorized or expected to be on or near the Land in question.

oo) “**Vacant Building**” means a building that is partially or entirely vacant and includes a building that is partially or entirely vacant and occupied by unauthorized persons;

4. GENERAL

- a) No person, being the owner or occupant of a property, shall fail to repair and maintain the property in conformity with the standards set out in this By-law.
- b) No person, being the owner or occupant of a property, shall fail to repair and maintain the property in conformity with any safety standards required by a Code, when such provision(s) provide for the protection of persons in relation to the use of the property, regardless whether that standard is specifically set out in this By-law or not.
- c) The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures, garbage, rubbish, waste, or accumulations of such materials that prevent access to or exit from the property in the case of emergency, or other safety or health hazard, and shall leave the property in a graded and leveled condition.
- d) The owner of any property that has not complied with a confirmed order that seeks to remedy any Unsafe Condition shall not occupy or permit the occupancy of the property until such time as the order has been complied with or the property is cleared of all structures and left in a graded and level condition.
- e) All repairs and maintenance of property required by this By-law shall be carried out in a manner and with materials that are accepted as good workmanship in the trades concerned.
- f) For the purposes of subsection e) and without limiting subsection e), “carried out in a manner and with materials that are accepted as good workmanship in the trades concerned” includes:
 - i. carried out with materials suitable and sufficient for that purpose and free from defects; and
 - ii. carried out in a manner consistent with the recognized national and international industry best practices, including those of the Canadian Construction Association; and
 - iii. where required by law, or in accordance with recognized industry best practices, carried out by a duly qualified and/or licenced person in the trade concerned.
- g) All new construction or extensive repairs shall conform to the *Ontario Building Code* where applicable.
- h) This By-law does not apply so as to prevent a farm, meeting the definition of “agricultural operation” under the *Farming and Food Production Protection Act*, 1998, S.O. 1998, c. 1, from carrying out a normal farm practice as provided for and defined under that Act.
- i) Nothing in this By-law, including the doing of any required works to comply with this By-law or an Order or Defect Notice hereunder, shall be construed or interpreted as relieving any person of other legislative requirements that must be complied with.
- j) All lands and structures thereon, including fences, that are subject to deterioration due to the exposure of surfaces to the elements, including weather, sun, and other environmental factors, that may cause degradation, shall, where appropriate and required, be maintained through the proper application of preservative coating such as

paints, stains, or through other specific treatments designed to protect and maintain those surface areas requiring treatment.

k) All lands and structures thereon, including fences, shall be kept clear and free from graffiti, unauthorized signs, objectionable defacements, or similar markings.

22. EXTERIOR WALLS, SURFACES, CLADDING AND MASONRY

All exterior walls and surfaces of every building or structure shall be sound, plumb, weathertight, free from holes, loose or unsecured objects, maintained in good repair and:

- a) free from missing, cracked, or broken masonry units, missing, defective, or deteriorated wood, metal siding, or trim, missing, cracked, broken, or loose stucco, or other loose or unsecured objects;
- b) shall be so maintained by the painting, restoring, or repairing of the walls, coping, or flashing, by the waterproofing of joints and the walls themselves, by the installation of, or repairing of, weathertight finishing, or the installation of termite shields, if required;
- c) all exterior surfaces that have previously been covered with paint or other protective or decorative materials shall be maintained in good repair and the covering renewed when it becomes damaged or deteriorated; and
- d) Every part of a building, including the exterior, shall be maintained in a structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight that may be put on it through normal use.

23. DOORS – WINDOWS – CELLARS – HATCHWAYS

- a) Windows, skylights, exterior doors and frames, basement or cellar hatchways, attic access doors including storm and screen doors, and storm windows shall be maintained in good working order, good repair, in a Safe Condition and shall be of such construction so as to prevent the entrance of wind, snow, or rain into the building and to minimize heat loss through infiltration.
- b) At least one entrance door in every Dwelling Unit shall have hardware so as to be capable of being locked from inside and outside the Dwelling Unit.
- c) All windows capable of being opened and all exterior doors shall have hardware so as to be capable of being locked or otherwise secured from inside the building.
- d) All windows capable of being opened shall be equipped with a screen to prevent the passage of insects and the screen shall be maintained in a good condition, graffiti, unauthorized signs, objectionable defacements, or similar markings.

26. ROOF STRUCTURES

- a) Every roof, and all of its components and accessory structures, shall be maintained in good repair and in a Safe Condition.
- b) Without restricting the generality of this Section, such maintenance includes:
 - i. removal of loose, unsecured, or rusted objects or materials;
 - ii. removal of dangerous accumulations of snow or ice;

- iii. maintaining roof and chimneys in water-tight condition so as to prevent leakage of water into the building; and
- iv. maintaining all roof-related structures plumb unless specifically designed to be other than vertical.

35. STAIRS – HANDRAILS – GUARDS

- a) Every inside or outside stair and every porch or landing appurtenant to it shall be maintained so as to be free of holes, cracks, and other defects which constitute Hazards.
- b) All handrails and balustrades, stairways, fire escapes, balconies, landings, porches, and similar appurtenances shall be maintained in good repair so as to be free of holes and other defects which constitute Hazards. These shall be properly anchored so as to be kept in a Safe Condition and shall be structurally sound for the loads imposed through their normal use and, if metal, shall be protected from rust or similar decay by a periodic application of paint.
- c) Handrails shall be installed in accordance with the Code and shall be maintained in good repair on all exterior stairs that have more than 3 risers and on all interior stairs within Dwelling Units that have more than 2 risers.

49. PEST CONTROL

Every property shall be maintained so as to be free from vermin and conditions that may promote an infestation at all times.

55. GENERAL PROVISIONS RELATING TO VACANT BUILDINGS

The owner of a vacant Building, in addition to any requirements of any other By-law of the City, shall:

- a) keep all Buildings on the land clear of debris;
- b) disconnect or have disconnected or discontinued all water, electrical, and gas services to the Building except where required for the security and maintenance of the Building;
- c) maintain the Building to prevent against Unsafe Conditions or risk of fire or accidents;
- d) keep the windows, doors, or any other openings to the Building secured to prevent unauthorized entry;
- e) maintain any entrances to the Building in good repair so as to provide for safe access for any authorized person attending the property; and
- f) barricade all openings on any floor or between floors to prevent the risk of accident or injury to a person.