



**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: 2025-501093 EF**

**To: 2119187 Ontario Inc - ATTN:  
Jatinder SINGH  
Address: 18 Stafford Drive  
Brampton ON, L6W 1L4**

**Order Address: 512 Marks St S  
Legal Description: PLAN 144 LOTS 43 TO 61 PT  
LOT 62 PT LANE PLAN 144 LOTS 43 TO 55 W/S  
CATHERINE ST RP 55R12677 PART 1 2.62AC  
489.50FR D  
Roll # 04.178.00100.0000**

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 the **June 30, 2025. (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**

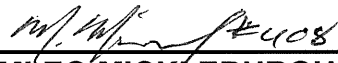
On or before **June 11, 2025. (APPEAL DEADLINE DATE)**

In the event that 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.

**Order Issued: May 23, 2025**

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



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**MLEO MICKLEBURGH #408**

Property Standards Enforcement  
Tel: (807) 577-MLEO (6536)

### **‘SCHEDULE A’**

As per Property Standards Order issued by Officer **MLEO MICKLEBURGH #408**, on:  
**May 23, 2025**

**To: 2119187 Ontario Inc - ATTN:**  
**Jatinder SINGH**  
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**Brampton ON, L6W 1L4**

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The item(s) listed herein are in violation of the City of Thunder Bay Municipal Standards for Property By-Law BL 95/2022 and prescribed remedies are provided:

ITEM	SECTION	LOCATION	REQUIREMENTS (Summary)
1	Section 6 Exterior Property  Section 49 Pest Control	Roof of building  Assistive Photos Attached	6c) Without restricting the generality of this Section, the maintenance of Land includes the removal of:  ii) Injurious insects, termites, rodents, vermin and other pests; and any condition which may promote infestation  49) Every property shall be maintained so as to be free from vermin and conditions that may promote an infestation at all times.
REQUIRED REPAIR//REMEDY			
<b>Namely:</b> Remove vermin (gull) infestation on the roof of the building and implement prevention methods so an infestation can not re-occur.			

## **SCHEDULE 'B'**

### **ASSISTIVE EXAMPLE PHOTOS**

As per Property Standards Order issued by Officer **MLEO MICKLEBURGH #408**, on:  
**May 23, 2025**

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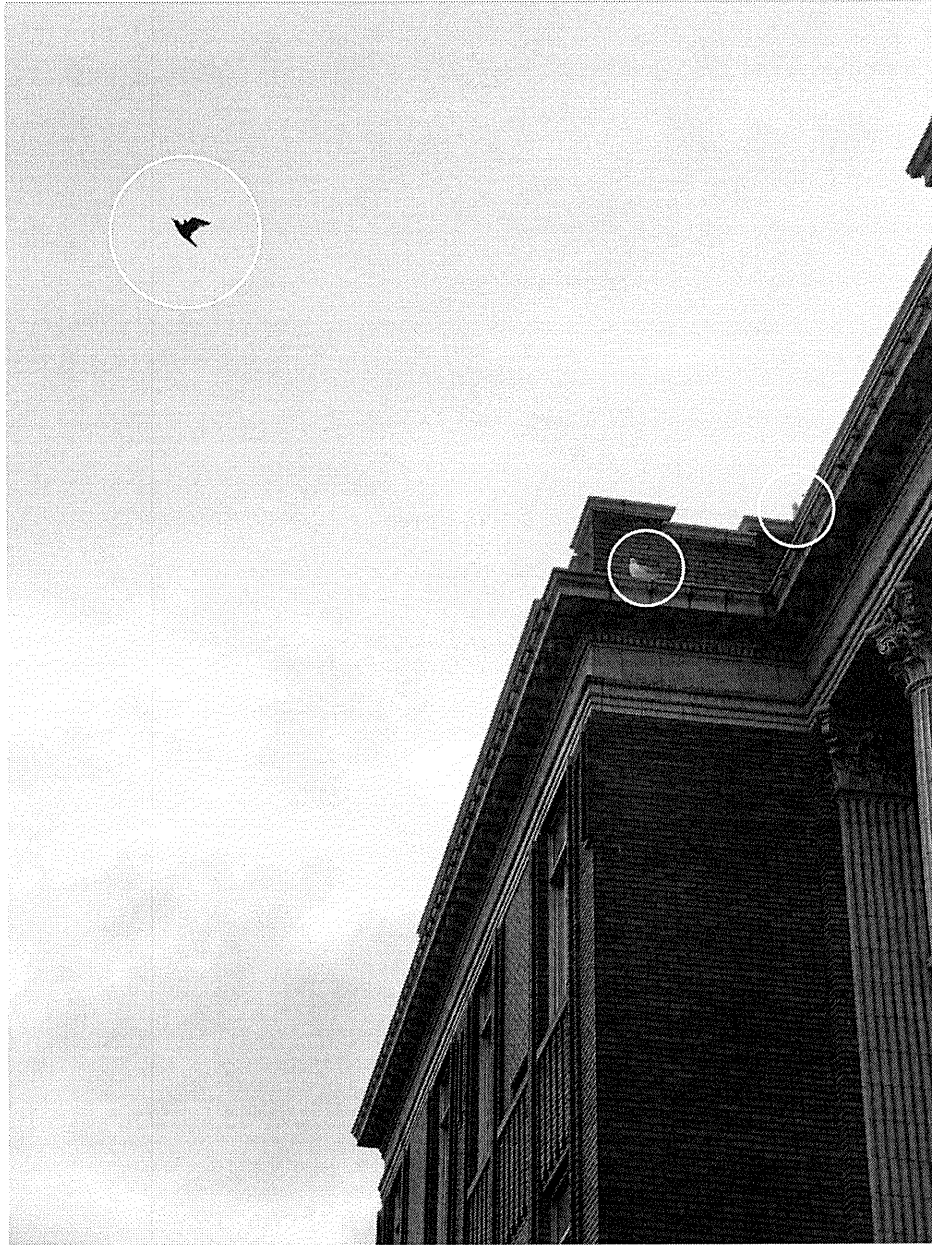
The item(s) listed herein from Schedule A are in violation of the City of Thunder Bay Municipal Standards for Property By-Law BL 95/2022 and a Assistive Example photo(s) is/are included to assist in identifying deficiencies to be remedied:

#### **Subject Property:**

##### **Item 1. –**





















## ‘SCHEDULE C’

<b>IMPORTANT: Additional Information to Property Standards ORDER</b>
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As per Property Standards Order issued by Officer **MLEO MICKLEBURGH #408**, on:  
**May 23, 2025**

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### **PHOTOS: \*Assistive Example Photo(s) in Schedule ‘B’- Cautionary Note**

\*The “Defects photo(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 photo(s) supplied and not every defect type may be represented by an Assistive Photo 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 Officer **MLEO MICKLEBURGH #408**, on:  
**May 23, 2025**

**To: 2119187 Ontario Inc - ATTN:**  
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Defect Sections referred to in Schedule 'A', from the City of Thunder Bay Municipal Standards for Property By-Law BL 95/2022:

### **3. DEFINITIONS**

- a) "Accessory Building" means a detached building or structure, not used for human habitation, that is subordinate to the primary use of the same property;
- b) "Act" means an enactment or statute of the Province of Ontario;
- c) "Approved" means acceptance by the Property Standards Officer;
- d) "Basement" means that portion of a Building between two floor levels, which is partly underground and which has at least one-half its height from finished floor to the underside of the first floor joists above the average finished grade level adjacent to the exterior walls of the building;
- e) "Building" means a type of structure having a roof supported by columns or walls designed for use for the accommodation or storage of persons, animals, goods, materials, or equipment;
- f) "Building Code" means the Building Code Act, S.O. 1992, c.23, as amended, and any regulations made there under;
- g) "Chief Building Official" means the Chief Building Official appointed under Section 3 of the Building Code Act, 1992, c. 23 and having jurisdiction for the enforcement thereof;
- h) "City" means the Corporation of the City of Thunder Bay; "the Corporation" shall have the same meaning;
- 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. BY-LAW NUMBER BL 95/2022
- j) "Committee" means a Property Standards Appeal Committee established under this By-law;



- k) "Council" means the Council of the Corporation of the City of Thunder Bay;
- l) "C.S.A. B-365 Standard" means the Canadian Standards Association's approved Standard for solid wood burning fuel appliances and includes any amendments or replacement legislation to regulate solid fuel burning appliances;
- m) "Defect Notice" means a notice issued by an Officer that notifies the owner of property of defects therein, that do not comply with the provisions of this By-law and require an acknowledgement;
- n) "Dwelling" means a building, structure, mobile home or recreational vehicle with or without kitchen facilities or a part of such a building or structure, which is, or is intended to be used for the purpose of human habitation, and includes such a building, home or vehicle that would be or would be intended to be used for such purposes, except for its state of disrepair;
- o) "Dwelling Unit" means a room or suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and supporting general living conditions usually including cooking, eating, sleeping and sanitary facilities. Dwelling unit is two or more rooms used or designed to be used by one or more individuals as an independent or self-contained domestic unit or housekeeping establishment;
- p) "Exterior property area" means the building lot excluding buildings;
- q) "Fence" means any structure, wall or barrier, other than a building, erected at grade for the purpose of defining boundaries of property, separating open space, restricting ingress to or egress from property, providing security or protection to property or acting as a visual or acoustic screen;
- r) "First Storey" means that part of a building having a floor area closest to grade with a ceiling height of more than 1.8 metres (6 ft.) above grade;
- s) "Ground cover" means organic or non-organic material applied to prevent soil erosion such as concrete, flagstone, gravel, asphalt, grass or other landscaping; BY-LAW NUMBER BL 95/2022
- 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;
- u) "Habitable Room" means any room in a Dwelling unit lawfully used or designed to be used for the purposes of living, sleeping, eating, cooking or preparation of food and, without limiting the foregoing, shall include a den, library, sunroom, recreational room, or any combination thereof;
- 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.
- w) "Inoperative Vehicle" means any Vehicle, motor vehicle, vessel, trailer or camping trailer which, that appears by reason of its appearance, mechanical, functional or structural condition not to be operative and includes those vehicles that require a

valid license plate be displayed to operate on a highway and have in existence proof of a valid and current registration, pursuant to the provisions of the Highway Traffic Act and amendments thereto, regardless of whether it is required at the time of inspection, and includes all vehicles or vessels that are wrecked, discarded, dismantled or abandoned, or a vehicle or vessel which has had part or all of its superstructure or motor power removed;

- x) “Land” means property, whether or not it contains Buildings or Structures, and whether it is vacant or occupied. Reference to “Land” includes all Buildings and Structures, including fences, on the Land.
- y) “Non-habitable space” means a bathroom, toilet room, water closet compartment, laundry, pantry, foyer, lobby, hall, corridor, stairway, passageway, closet, storage room, boiler room, furnace room, accessory space for service, maintenance or access within a Building, or a room or space which does not comply with the minimum standards for residential occupancy;
- z) “MLEO” means any person appointed as a Municipal Law Enforcement Officer for the City, or a police officer.
- aa) “Non-Residential Property” means a building or structure or part of a building or structure not occupied in whole or in part for the purpose of human habitation, and includes the lands and premises appurtenant, BY-LAW NUMBER BL 95/2022 and all of the outbuildings, fences, or erections thereon or therein;
- bb) “Natural Garden Area” means a yard, or any portion thereof, containing vegetative growth deliberately implemented to produce ground cover, including one or more species of wildflowers, shrubs, perennials, grasses or combinations of them, whether native or non-native consistent with a managed and natural landscape, other than Turfgrass;
- cc) “Nuisance” means any condition or use of Land which unreasonably interferes with the use and enjoyment of another person’s Land. Examples include, but are not limited to: i. emissions of smoke, gas, fumes, dust, or sawdust; ii. objectionable odours; or iii. the unsightly storage of goods, wares, merchandise, debris or other material.
- dd) “Officer (Property Standards)” means a Municipal Law Enforcement Officer who has been appointed by the City as a Property Standards Officer and been assigned the responsibility of administering and enforcing a by-law passed under section 15.1 of the Building Code;
- ee) “Order” means an order, issued by a Officer (Property Standards), pursuant to section 15.2 of the Building Code Act, to remedy defects in standards for maintenance and occupancy; an Order-To-Comply has the same meaning.
- ff) “Owner” shall include the registered property owner or agent thereof: a person having or appearing to have beneficial ownership or care and control of the property, and an owner as defined by the Building Code Act, 1992;
- gg) “Potable Water” means water meeting all the provincial standards for drinking.
- hh) “Person” means and includes any person, firm, partnership, corporation, company, association, or organization of any kind;
- 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;

- jj) "Sewage system" means the City of Thunder Bay's system of storm sewers, sanitary sewers and combined sewers, or a private sewage disposal system approved by the Chief Building Official for the City; BY-LAW NUMBER BL 95/2022
- kk) "Sign" means any device or notice, including its structure and other component parts, which is used or capable of being used to identify, describe, illustrate, advertise, or direct attention to any person, business, service, commodity or use;
- ll) "Swimming Pool" means an outdoor pool of water for swimming, bathing, wading, or reflecting, which is capable of retaining a water depth equal to or greater than sixty centimeters (60 cm) or twenty-four inches (24 in) at any point. The term does not include facilities for the purposes of providing water to livestock or for irrigation of crops which are associated with, and located on, Land devoted to the practice of farming.
- mm) "Unsafe Condition" is a descriptive phrase for Land, Buildings, 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.
- nn) "Unsightly Condition" means, in relation to land, having an appearance that, because of the way in which the land is used, does not conform with the general appearance of other land in the locality or neighbourhood and could be described as inconsistent with the reasonable characteristics of the surrounding community
- 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;
- pp) "Vehicle" means a motor vehicle, vessel, trailer, boat, motorized snow vehicle, off-road vehicle or other mechanical power driven equipment;
- 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;
- rr) "Visual barrier" shall mean a continuous, uninterrupted structure and/or fence which completely blocks lines of sight when viewed perpendicularly from either of its sides and shall consist of one or more of the following materials: wood, stone, bricks, mortar, fabricated metal, or other similarly solid material approved by the Chief Property Standards Officer or Chief Building Official;
- ss) "Waste" means any debris, rubbish, refuse, sewage, effluent, discard, or garbage of a type arising from a residence, belonging to or associated with a house or use of a house or residential property and/or BY-LAW NUMBER BL 95/2022 from industrial or commercial operations, or belonging to or associated with industry or commerce or industrial or commercial property, which for greater certainty includes all garbage, discarded material or things, broken or dismantled things, and materials or things exposed to the elements, deteriorating or decaying on a property due to exposure or the weather;
- tt) "Yard" means the land other than publicly owned land around or appurtenant to the whole or any part of a residential or non-residential property and used or capable of being used in connection with the property.

#### **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.

## **6. EXTERIOR PROPERTY**

- a) All exterior areas of a property shall be kept clean and free of litter, rubbish, waste, salvage, refuse, dead , decaying, or damaged trees, branches and limbs, or anyother objects or conditions that might create a health, fire, accident hazard, or Unsafe Condition.
- b) Every property shall be kept free from garbage, rubbish, waste, or accumulations of any materials that prevent access to or exit from the property
- c) **Without restricting the generality of this Section, the maintenance of Land includes the removal of:**
  - i. Rubbish, garbage, waste, litter and debris;
  - ii. **Injurious insects, termites, rodents, vermin and other pests; and any condition which may promote an infestation;**
  - iii. Wrecked, dismantled, inoperative vehicles, discarded or unlicensed vehicles, vessels, off-road vehicles, trailers, machinery or parts thereof, except in an establishment licensed or authorized to conduct a salvage, wrecking or repair business and then only if such establishment conforms with any relevant By-laws or statutes; and
  - iv. Dilapidated or collapsed buildings, structures or erections, and the filling in or protecting of any unprotected well.

#### **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.