

Joseph Duchesneau  
93 Birch Street  
Garson, ON P3L 1B4  
705-662-0595

CITY OF THUNDER BAY  
2025 JUN 27 AM 10:08  
CITY CLERK'S OFFICE

June 23, 2025

City of Thunder Bay  
Attn.: Secretary, Property Standards Committee  
City Hall  
500 Donald Street E  
Thunder Bay, ON P7E 5V3

To whom it may concern;

Re: Occurrence Number # EF:22-201219 – 235 Grenville Avenue

Please accept this statement as a response to the Property Standards Order that was received.

At this time, I, Joseph Duchesneau, cannot comply with your requests and will not comply due to financial hardship. Please read the attached history and current status for the ownership of this property. I am open to discuss any options that may be available.

Thank you for your time to consider the provided information.

Sincerely,

  
Joseph Duchesneau

Joseph Duchesneau  
93 Birch Street  
Garson, ON P3L 1B4  
705-662-0595

My name is Tara Phillips, close friend with Donat Duchesneau, Joseph's son and Joseph Duchesneau himself. I am writing this bit of history and current status for Joseph as he is illiterate in writing and suffers some memory issues.

Joseph has lived in Thunder Bay for most of his life and has occupied the residence for many years. Sadly this residence has deteriorated over time to the point where it is really inhabitable.

Joseph had been estranged from his daughter and son for many years. In the past year's Joseph and his son, Donat, once again began talking to each other. Please note that Donat resides in Sudbury, Ontario. Donat went out to visit his father during the winter of 2022. He arrived to the derelict house with no running water, no main heating source, no bathroom facilities, no kitchen appliances except a microwave and a refrigerator and a mountain of garbage scattered throughout the residence. He tried to convince his father to come back to Sudbury with him and Joseph refused. After a few phone calls, Donat and I returned to Thunder Bay again to hopefully clean up the house reasonably and to convince his father to return to Sudbury. We almost had him convinced but he changed his mind at the last moment and wanted to remain. At this point it was winter and his heating source was a portable heater in a small room. No running water. However, a local organization was checking on him, arranging for groceries to be delivered and getting him to his medical appointments thankfully. We returned one last time a few months later and convinced him to return to Sudbury with us. We packed up what we could and moved him to Sudbury. In the meantime we locked up the building in anticipation of returning during the summer to try and do a large clean up and hopefully prepare the property for sale.

When we left with Joseph he had money in Savings, not a lot but around \$10,000.00. Joseph's monthly income is estimated to be \$2,100.00 which is made up of CPP, OAS and WSIB. We found a rooming house for him with rent being \$675.00 plus any personal expenses. He wanted to be independent and we checked on him regularly. We thought everything was going well only to find out that money was missing from his Savings and it was quickly being drained. We asked him where it went or what he spent it on and he could not give us an answer. There were no obvious purchases. Not long after that he got into some trouble and was evicted. Donat had no choice but to move his Dad in with him. Donat lives in a 1 bedroom house in which he rents. Thankfully, Joseph does not sleep in a bed but lives out of a reclining chair. To this day they still live together, however we have struggled to replenish his savings. We are trying to build some kind of amount as there will be a time where he will require long term care and this may be not long off due to his health issues.

As for the residence in Thunder Bay, Joseph could not answer any questions with regards to the ownership or paperwork pertaining to the building. We returned that summer (2022) to try and clean up the outside of the building so it was more presentable and to hopefully clean the clutter from the inside. The inside was a hoarding situation. We did our best with a solid week of decluttering but there was still a pile left in the house. However, during this clean up I found paperwork and met someone who was able to inform me about the ownership of the building. That is what brings us to the financial hardship to be able to sell this property.

Joseph Duchesneau  
93 Birch Street  
Garson, ON P3L 1B4  
705-662-0595

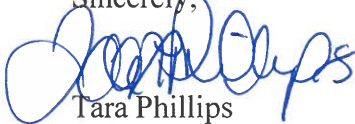
As you can see, the property is registered to a corporate company. With a lot of investigation and inquiries to Lawyers and Accountants, Joseph just does not have the funds to sell this property. The Corporation has been cancelled / inactive since December 20, 2004. We would have to incur legal fees to have the Corporation re-opened. Then there would be Accounting Fees to file Corporate Tax Returns (\$0.00) to bring them to a current year. For each year, legal fees would be incurred to have the Minute Book updated which is missing and we have no idea where it is. Then, while looking into the Corporation and searching the property we have found that there is still a mortgage registered to this property. We have a receipt for proof that the mortgage is paid in full and there are no monies owing however, the owner of the private mortgage failed to discharge said mortgage. This person is now deceased and the Executor to his will is nowhere to be found. As per lawyer's, this would have to be removed in order to sell the property. The lawyer would have to appeal to the court to have the mortgage discharged and this would cost around \$3,000.00+ just for this one task. Then we would have to try and sell the property "as is" as there are no more funds to clean up or tear down the building and we are in Sudbury while the property is in Thunder Bay. Then we have to close the corporation. The total fees for all of this will far exceed \$10,000.00. Funds Joseph just does not have nor does any of his family.

At this time, Joseph has come to terms that he has to walk away from the property. However, we are not sure at this time how to proceed with this and are willing to work with the City to exercise all of our options that are possible that does not involve large sums of money.

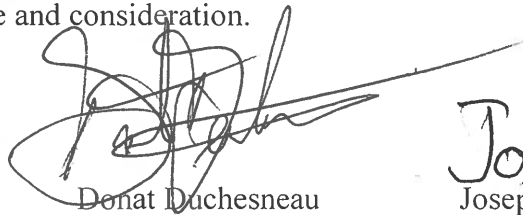
We look forward to hearing from you after your review of this summary.

Thank you for your time and consideration.

Sincerely,



Tara Phillips  
705-561-9993



Donat Duchesneau  
705-662-0595



Joseph Duchesneau



Ministry of Public and  
Business Service Delivery

## Profile Report

1089806 ONTARIO INC. as of January 10, 2024

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	1089806 ONTARIO INC.
Ontario Corporation Number (OCN)	1089806
Governing Jurisdiction	Canada - Ontario
Status	Inactive - Cancelled by C.T.
Date of Incorporation	July 27, 1994
Inactive Date	December 20, 2004
Registered or Head Office Address	203 920 Tungsten Street, Thunder Bay, Ontario, Canada, P7B 5Z6

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.



Royal Bank of Canada  
Banque Royale du Canada

214 RED RIVER RD  
THUNDER BAY, ON

PAY TO THE ORDER OF  
PAYER À L'ORDRE DE

RE/OBJET

Mr. Bertard Duchesneau  
235 Grenville Ave  
Thunder Bay, ON  
P7A 2A4  
NOM DE L'ACHETEUR  
ADRESSE DE L'ACHETEUR  
PURCHASER NAME  
ADDRESS  
77A 2A4

CANADIAN DOLLAR BANK DRAFT - TRAITE EN DOLLAR CANADIEN

92415397

6-416

DATE

Y/A M/M D/J

20071227

CANADIAN DOLLARS CANADIENS

\$5,000.00

CHARGES  
FRAIS

6.50  
5806.50

INITIALES / PARAPHS

TC

PURCHASER'S RECEIPT / REÇU DE L'ACQUÉREUR

# INVOICE

TAX REC. NO.

SOLD TO

DEC. 27, 2007

SHIP TO

ADDRESS

VIA

OUR NUMBER

443213

DATE

CUSTOMER'S ORDER

SALESMAN

TERMS

FOB

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	PAID BY BERT DUCHESNEAU		
	THE AMOUNT OF	\$5890.00	
	WHICH IS THE BALANCE OF		
	THE MORTGAGE OWING ON		
	235 GRENVILLE AVE, THUNDER BAY ON.		
	PAID BY BERT DUCHESNEAU		
	ONLY + NOT HIS BUSINESS		
	PARTNERS.		
	Fred Willever Dec. 27, 2007		

BILLING - DC 31