

Info Bulletin
More information re: Inspections and 2862 Pandora Street

Background:

In an average year, out of the hundreds of thousands of buildings in Vancouver, the City has about 20 properties with serious multiple bylaw violations, such as zoning and building code infractions. In the vast majority of these cases, the property owners comply with orders to rectify the situation, a follow-up inspection is performed and the case is closed. However, in a handful of situations, property owners do not comply or comply minimally, and in those cases the City issues orders to try to bring the property owner along and get the necessary repairs made.

Given the backlog of cases waiting to be heard in Provincial court, taking the legal route is usually the City's last choice in dealing with recalcitrant property owners. Going to court does not necessarily result in compliance and it requires significant staff resources and can take months or even years to complete.

Pandora Street property:

It is important to note that City bylaw inspectors have very prescribed circumstances under which a property can be evacuated and shut down immediately, and at no time did City inspectors find a situation which would have allowed them to do so at the Pandora Street property.

(2)

Inspections conducted by the City of Vancouver today indicate that the property is not an immediate risk to the safety of neighbours nor to the public, therefore, the City does not have the authority to remove the building immediately, however staff will be requesting City Council authorization to remove the building if the property owner hasn't demolished the building by January 14, 2011.

At the same time, the City's Inspector will be forwarding the file containing the history of the bylaw infractions and orders for compliance to the City Prosecutor's office for review/action.

The City is making the inspection file publicly available on its web site later today.



| | | | | | |
|-------------------|---------------------|-----------|-----------|---------------------------------|---------------------|
| IR Number | UI 44144 | EN Number | EN 062637 | Date of Inspection (yyyy/mm/dd) | 2010/11/05 |
| Main Address | 2862 PANDORA STREET | | | Specifics and/or Suite # | |
| Secondary Address | | | | | |
| Tenant | | | | Number of Storeys | |
| Owner | [REDACTED] | | | Permit Number | |
| Agent | | | | Approved Use of Building/Land | ONE FAMILY DWELLING |
| District Zone | RS-1 | | | Present Use of Building/Land | ROOMING HOUSE |
| Business License | 10-108144 | | | | |

Reason for Inspection RECHECK -ORDER DATED AUGUST 26,2010

Narrative/Observations

INSPECTION SHOWS THAT SOME ATTEMPT HAS BEEN MADE TO MAKE REPAIRS, PAINTING IS IN PROGRESS, WINDOWS HAVE BEEN REPLACED, SOME LOCKS HAVE BEEN REMOVED, GAS STOVE INSTALLED AND MAKE SHIFT WALLS GOING UP IN THE BASEMENT. THE TENANT [REDACTED] AND SOME HELPERS HAVE BEEN DOING THE WORK

AT THIS TIME NO ELECTRICAL, PLUMBING, GAS OR BUILDING PERMITS HAVE BEEN TAKEN OUT. THE BUILDING IS STILL BEING OCCUPIED AS A ROOMING HOUSE. THERE WERE 9 PEOPLE IN THE BUILDING [REDACTED] ON THE SECOND FLOOR, THERE WERE 3 PEOPLE OCCUPING [REDACTED] ROOM AND ONE PERSON SLEEPING ON THE FLOOR IN THE AREA OFF THE KITCHEN. ON THE FIRST FLOOR THERE ARE TWO ROOMS WITH PAD LOCKS NO ACCESS , OCCUPIED BY [REDACTED] AND [REDACTED].

THE MOULD FROM THE CEILING AND WALLS HAS BEEN REMOVED.
A GAS STOVE HAS BEEN INSTALLED IN THE KITCHEN AND THE HOTPLATES REMOVED..
ADDITION 4' X 10' HAS NOT BEEN REMOVED NO PERMITS.
HANDRAIL HAS NOT BEEN PROVIDED.
THE FURNACE IS NOT WORKING.
NO SMOKE ALARMS HAVE BEEN PROVIDED.
THE BATHROOM IN THE BASEMENT IS NOT IN GOOD WORKING ORDER.

Requirements

Recommendations

REFER TO CARLENE ROBBINS FOR ACTION.

Photos Taken? ☒ Yes ☒ Digital ☐ No
☐ Regular

Date Report Made: November 5, 2010

<PAMELA KISELBACH [signature]>
Inspector's Name

IR Number UI 44144 EN Number EN 062637 Date of Inspection (yyyy/mm/dd) 2010/11/05

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: CARLENE ROBBINS

FYI to:

TOM HAMILTON

Manager / Supervisor



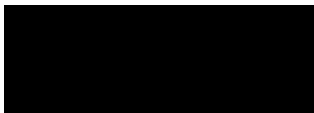
COMMUNITY SERVICES GROUP
Licences and Inspections
Inspections

REGISTERED AND REGULAR MAIL

August 26, 2010

PLEASE REFER TO:
Mrs. C. Robbins
Manager, Property Use
Inspection Branch
At 604-873-7563 EN062637

ORDER



Diary? No ☐ Yes ☒

To: C. Robbins / P. K. Selbach

Date: Nov 10 Init: ek

Dear Madam:

RE: 2862 Pandora Street

I am writing to you concerning your rental house at the above location.

A recent inspection by the District Inspectors revealed the following by-law violations:

Zoning and Standards of Maintenance by-laws:

1. this single family dwelling is being used as a rooming house;
2. there are individual rooms, some with cooking facilities and with padlocks on the doors;
3. there are holes in walls;
4. there are broken window panes, some of which are boarded-up;
5. there is mold on walls and ceilings;
6. the gas stove in the kitchen is not CSA approved;
7. the furnace is not working;
8. the piping in the ceiling in the furnace room is leaking;
9. there is an approximate 4' x 10' addition on the east side that has been constructed without permit or approval;

Building By-law:

1. there are no interconnected, hard wired smoke alarms;
2. handrails are missing on interior stairs;

Plumbing (Building By-law):

1. the waste piping in the basement is not properly capped;

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City Hall 453 West 12th Avenue Vancouver BC V5Y 1V4 vancouver.ca
Inspections tel: 604.873.7601 fax: 604.873.7100

2. the 3-piece bathroom in the basement is not in working condition;

Gas Safety Act:

1. the gas cooktop in the kitchen is not CSA approved;

Pursuant to Section 7.1 of the Zoning and Development By-law, Article 1A.6.1.2. of Division C of the Building By-law, Section 23.2 of the Standards of Maintenance By-law you are hereby ordered to

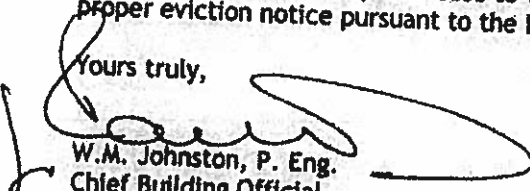
1. cease using this building as a rooming house;
2. remove all padlocks from room doors;
3. repair all holes in walls;
4. remove all mold;
5. paint interior walls and ceilings;
6. replace the stove in the kitchen with a CSA approved appliance;
7. remove all boarding from windows and replace broken glazing;
8. repair or replace the furnace;
9. repair the leaking pipes in the furnace room;
10. remove the unauthorized 4' x 10' addition on the east side;
11. provide handrails on stairs;
12. provide hard-wired smoke alarms;
13. repair the 3-piece washroom in the basement so that it is in good working order;

OR

CEASE OCCUPYING THIS BUILDING ON OR BEFORE OCTOBER 31, 2010

Note also that permits will be required for the above work and that they will only be issued to licensed contractors. If you choose to vacate the building, you must serve your tenants with proper eviction notice pursuant to the Residential Tenancy Act.

Yours truly,


W.M. Johnston, P. Eng.
Chief Building Official,
Chief License Inspector

Electrical By-law:

Inspection Report IR EI 14845

1. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-002, 26-700, 10-906)
2. All electrical connections must be contained in an electrical box. (CEC Rules 12-506 and 12-3000)
3. All flexible cords or extension cords that are being used as a substitute for fixed wiring in the building shall be removed and outlets installed where required. (CEC Rule 4-010)
4. The damaged switch, light fixtures and receptacle plates in the house are to be put in good repair. (CEC Rule 2-300)
5. All wiring in the house requires adequate supporting. (CEC Rules 12-120, 12-510 and 12-618)
6. The open light bulb basement must be protected from mechanical damage. (CEC Rule 30-314)
7. The electrical panel is to be installed in an acceptable location. (CEC Rules 26-400 and 26-402, 6-206, City of Vancouver Electrical By-law 5563, Section 7.3.5)
8. Where loomex (non-metallic sheathed cable) is exposed to mechanical damage up to 1.5m above floor level, it must be protected. (CEC Rule 12-518)
9. The damaged baseboard heaters in the house are to be put in good repair. (CEC Rule 2-300)
10. Receptacles installed in bathrooms must be protected by a personal protection device, called a ground fault circuit interrupter (CEC Rules 26-700)

An electrical permit must be obtained to correct the above deficiencies. The permit will only be issued to a licensed electrical contractor.

Pursuant to Section 6.4 of the Electrical By-law, you are ordered to correct the above electrical deficiencies or cease occupying this building by October 31, 2010.

Yours truly,



For W.M. Johnston, P. Eng
City Electrician

CR/

NOTE: If you fail to comply with the above orders, this matter will be referred to the City Prosecutor for charges and will go before City Council to request that your Business License for this rental property be revoked.

copy: posted on building



Co-ordinated Inspection Report (Property Use)

Page 1 of 2

IR Number CU 10588 EN Number EN 062637 Date of Inspection (yyyy/mm/dd) 2010/06/24
Main Address 2862 PANDORA STREET Specifics and/or Suite #
Secondary Address
Tenant Number of Storeys 2
Owner Permit Number
District Zone RS-1 Approved Use of Building/Land ONE FAMILY DWELLING
Business License 10-108144 Present Use of Building/Land ROOMING HOUSE

Reason for Inspection

- ☐ Enforcement ☐ Final Inspection ☐ Special Inspection
☐ Community Care ☐ Strata Titling ☐ Other

Inspection Carried Out With:

Building ERV HILDEBRANDT Fire -
Plbg/Gas DAVE MARSHALL Police HOLLY CHRISTIE
Electrical JOHN EVANS Health
Environmental Protection Other
Prop. Use PAM KISELBACH

Narrative/Observations

INSPECTION WITH THE ABOVE INDIVIDUALS ON JUNE 24, 2010 AT 2:30
THERE WAS A DRINKING PARTY GOING ON WHEN WE VISITED THIS SITE, APPROX 10-12 PEOPLE ON SITE. FIVE PEOPLE WHICH STATED THAT THEY LIVE AT THE PREMISE. (HOLLY CHRISTIE TO CHECK WITH WELFARE) LIQUOR WAS BEING CONSUMED, ONE WOMAN WAS ESCORTED OUT OF THE BUILDING BY THE POLICE AS SHE WAS OUT OF CONTROL, YELLING AND CAUSING TROUBLE.

WHO LIVES IN ROOM A (WAS A LIVING ROOM DINING ROOM AT ONE TIME) WAS OK WITH US CARRING OUT THE INSPECTION AT THIS TIME.

ROOM (A) CONSISTS OF A SITTING ROOM WITH A 2 BURNER HOT PLATE AND A BEDROOM. THERE WERE NO HOLES IN THE WALLS OR CEILING THAT I COULD SEE. THE ROOMS COULD USE A COAT OF PAINT.

ROOM (B) ROOM CONSISTS OF A SINGLE BEDROOM, THE WINDOW IN THIS ROOM IS BROKEN, THERE IS A PAD LOCK ON THE DOOR, AND A HOLE BEHIND THE DOOR MADE BY THE DOOR HANDLE.

ROOM (C) ROOM-COULD USE FRESH PAINT.

ROOM (D) ROOM HAS A PAD LOCK ON THE DOOR AND WIRING (CABLE) CORDS STRUNG ACROSS THE CEILING.

KITCHEN ON THE 2ND FLOOR- HOLE IN THE WALLS, GAS STOVE TOP THAT IS NOT CSA APPROVED.

BATHROOM ON THE 2ND FLOOR- HOLES IN THE WALL, MOULD ON THE CEILING.

ROOM (E) -THERE WAS A SLEEPING BAG AND PILLOW ON THE FLOOR, THAT WAS PUSHED INTO A CORNER WHEN I ASKED WHO WAS SLEEPING THERE. SOMEONE JUST RESTING?

ROOM (F) -ENTRANCE OFF THE EAST SIDE OF THE HOUSE HAS A LOT OF MOLD OVER THE CEILING HOLES IN THE WALLS, DEBRIS WOOD, BOTTLES, PAINT CONTAINERS AND MISC DEBRIS.

IR Number CU 10588 EN Number EN 062637 Date of Inspection (yyyy/mm/dd) 2010/06/24

THERE IS INTERCONNECTION OFF THE KITCHEN, THE DOOR TO THE 1ST FLOOR HAS A PAD LOCK ON IT, BUT IT WAS NOT LOCKED.

ROOM(G)-ENTRANCE FROM THE REAR OCCUPIED BY [REDACTED], HAS A WINDOW THAT IS BOARDED UP WITH THE BOTTOM PIECE OF A BOX SPRING, THERE ARE HOLES IN THE WALLS THE CENTRE LIGHT FIXTURE HAS EVIDENCE OF CATCHING ON FIRE. THIS AREA IS BEING USED LIKE A SITTING AREA .

ROOM(H) - IS BEING USED AS A SLEEPING AREA HOLES IN THE WALLS.

THIS TENANT HAS NO ACCESS TO A WASHROOM UNLESS HE GOES UPSTAIRS (NO INTERIOR ACCESS). HIS ROOMS AND BOARDED UP SO HE HAS NO ACCESS TO AREA I

AREA (I)-THIS IS WHERE THE FURNACE AND HOT WATER TANK ARE LOCATED. THERE IS NO HEAT PROVIDED TO THE HOUSE, THE FURNACE IS NOT WORKING. THE HOT WATER TANK IS WORKING AND THERE IS HOT WATER PROVIDED. THERE ARE HOLES IN THE WALLS, CEILING IN THIS AREA THERE ARE LEAKING PIPES IN THE CEILING.

ROOM J- THERE ARE HOLES IN THE WALLS, THIS ROOM REQUIRES FRESH PAINT.

ROOM K-HOLES IN THE WALLS.

THE EXTERIOR OF THE BUILDING NEEDS TO BE POWER WASHED, THERE ARE WINDOWS BOARDED UP , AND DEBRIS IN THE SIDE YARDS. WOOD, WINDOWS AND MISC ITEMS.

Requirements

VIOLATION OF THE STANDARDS OF MAINTENANCE BY LAW

VIOLATION OF THE U/T BY LAW.

Recommendations

REFER TO CARLENE ROBBINS.

Photos Taken? ☒ Yes ☒ Digital ☐ No Notice Posted? ☐ Yes ☐ No Type of Notice?
☐ Regular

Comments

Date Report Made: June 28, 2010

PAMELA KISELBACH
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Carlene Robbins (sent to DOMINO Sept 24th, 2010)

L.Urekar

Manager / Supervisor



Co-ordinated Inspection Report (Building)

IR Number CB 10657 EN Number EN Date of Inspection (yyyy/mm/dd) 2010/06/24
Main Address 2862 Pandora Specifics and/or Suite #
Secondary Address
Tenant n/a Number of Storeys 2
Owner [REDACTED] Permit Number n/a
Contractor n/a Approved Use of Building/Land sfd
Contractor's Business License Account n/a Present Use of Building/Land sfd

Reason for Inspection

- ☒ Enforcement ☐ Final Inspection ☐ Special Inspection
☐ Community Care ☐ Strata Titling ☐ Other

Inspection Carried Out With:

Building Erv Hildebrandt Fire n/a
Plbg/Gas Dave Marshal Police Holly Christie
Electrical John Evans Health n/a
Environmental Protection n/a Prop. Use Pam Kiselbach

Narrative/Observations

Site inspection revealed a two storey wood framed single family house with five occupants.

- Area "A" front sitting room and bedroom. No smoke alarm.
- Kitchen/bathroom area main floor. Kitchen is not vented.
- Area "B" bedroom. No smoke alarm.
- Area "C" bedroom. No smoke alarm.
- Area "D" bedroom. No smoke alarm.
- Area "E" TV room. No smoke alarm. Approximate 4' x 10' addition to the east side of this room. Structural elements do not comply with VBBL (no hanger on joists, beam and posts undersize).
- Interconnecting interior stair has no hand rail, rise (approx 10") doesn't comply with VBBL.
- Area "G" basement sitting area.
- Area "H" bedroom. No smoke alarm.
- Area "I" two bedrooms, one bathroom, furnace rm (area locked off from rest of the basement). One non-functioning smoke alarm in furnace area.
- Exterior stairs and hand rails ok.

Requirements

Owner to obtain permits and approval for 4' x 10' addition off the east side of the second floor or remove it and return it to original condition. A handrail complying with 9.8.7. to be installed on interior interconnected stair. Interconnected hardwired smoke alarms to be installed as per 9.10.19.

Recommendations

Refer to Pam Kiselbach

Photos Taken? ☒ Yes ☒ Digital ☐ No Notice Posted? ☐ Yes ☐ No Type of Notice?
☐ Regular

IR Number CB 10657 EN Number EN

Date of Inspection (yyyy/mm/dd) 2010/06/24

Date Report Made: June 25, 2010

Erv Hildebrandt

Inspector's Name

For Manager or Assistant Manager Use OnlyFile: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Cindy Frison

FYI to:

Mike Collister

Manager / Supervisor



Co-ordinated Inspection Report (Plumbing & Gas)

| | | | | |
|---------------------------------------|---------------------|-----------|---------------------------------|------------|
| IR Number | CP 10059 | EN Number | Date of Inspection (yyyy/mm/dd) | 2010/06/24 |
| Main Address | 2862 Pandora Street | | Specifics and/or Suite # | |
| Secondary Address | | | | |
| Tenant | | | Number of Storeys | 2 |
| Owner | | | Permit Number | |
| Contractor | | | Approved Use of Building/Land | |
| Contractor's Business License Account | | | Present Use of Building/Land | |

Reason for Inspection

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Enforcement | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care | <input type="checkbox"/> Strata Titling | <input type="checkbox"/> Other |
-

Inspection Carried Out With:

| | | | |
|--------------------------|-----------------|-----------|----------------|
| Building | Erv Hildebrandt | Fire | |
| Plbg/Gas | Dave Marshall | Police | Holly Christie |
| Electrical | John Evans | Health | |
| Environmental Protection | Pam Kiselbach | Prop. Use | |

Narrative/Observations

This is an older 2 storey home with no fire sprinklers. There is a 3 piece bathroom and kitchen sink located on the main floor in working condition. There is a gas cooktop located on the main floor in the kitchen that is operational but has no visible CSA/CGA approval, rating plate or manufacturer's name. The building has a gas water heater and an old sectional cast iron gas boiler located in the basement. The gas hot water heater is in working condition. The sectional cast iron gas boiler has the gas, venting, and piping system disconnected and is not in working condition. There appears to be no type of heating system (gas or electric) that is operational for the building. There is a 3 piece bathroom in the basement which is not in working condition. There is a disconnected plumbing fixture rough in the basement where the waste piping has not been capped off in an approved manner.

Requirements

Plumbing:

1. All Plumbing fixtures to be placed in proper working order and sanitary condition.
2. Properly cap the waste piping from disconnected fixture located in basement.

Gas:

1. Provide CSA/ CGA approval for gas cooktop located in kitchen or install approved gas appliance or remove and cap piping in an approved manner. A Gas permit and inspections are required.
2. Installation of new gas appliance for heating system if installed will require a gas permit and inspections.

IR Number CP 10059 EN Number

Date of Inspection (yyyy/mm/dd) 2010/06/24

Recommendations

Send a 30 day letter to registered owner to comply with above requirements.

Photos Taken? ☐ Yes ☐ Digital ☒ No Notice Posted? ☐ Yes ☐ No Type of Notice?
☐ Regular

Date Report Made: June 25, 2010

Dave Marshall
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☒ Project / Permit

FYA to: Carlene Robbins

FYI to:

I. McHattie

Manager / Supervisor



| | | | | | |
|---------------------------------------|---------------------|-------------------------------|---------------|---------------------------------|------------|
| IR Number | EI 14845 | EN Number | | Date of Inspection (yyyy/mm/dd) | 2010/06/24 |
| Main Address | 2862 Pandora street | | | Specifics and/or Suite # | n/a |
| Secondary Address | n/a | | | | |
| Tenant | n/a | Number of Storeys | 2 | | |
| Owner | n/a | Permit Number | n/a | | |
| Contractor | n/a | Approved Use of Building/Land | 1-f-d | | |
| Contractor's Business License Account | n/a | Present Use of Building/Land | Rooming House | | |

Reason for Inspection Coordinated Inspection

Narrative/Observations

I attended a coordinated inspection at the above address at 2:30 pm on June-24th 2010 with Dave Marshall D.P.I. Erv Hildebrant d.b.i Pam Kiselbach p.u.i. and Holly Christy V.P.D. I found the following electrical Deficiencies.

1 There were numerous receptacles through out the house with reverse polarity and or open grounds .There were open splices above the hood fan on the top floor and at the bottom of the basement stairs .There were extension cords being used through out the house .The smoke alarms were not operating .There was a broken switch and receptacle plates through out the house .There was some wiring in the house that was hanging down from the walls or ceiling .There were open bulb fixtures with out protection in the basement .There was some n m d wiring in the basement installed below 5 feet that did not have any mechanical protection .There were several base board heaters that were badly damaged and no front covers on them . There were some burn marks around a light fixture in the basement and a receptacle on the main floor .There was a receptacle in the basement bathroom that was not protected by a class A g.f.c.i. and I could not open the main breaker panel to inspect as the wall around the panel was installed over the panel coverscrews and I could not open it .

Requirements

- 1 Receptacles with reverse polarity or open ground through out the house shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-002, 26-700, 10-906)
- 2 All electrical connections must be contained in an electrical box. (CEC Rules 12-506 and 12-3000)
- 3 All flexible cords or extension cords that are being used as a substitute for fixed wiring in the through out the house shall be removed and outlets installed where required. (CEC Rule 4-010)
- 4 The damaged smoke alarms in the house is to be put in good repair. (CEC Rule 2-300)
- 5 The damaged switch and receptacle plates in the house is to be put in good repair. (CEC Rule 2-300)
- 6 All wiring in the house requires adequate supporting. (CEC Rules 12-120, 12-510 and 12-618)
- 7 The open light bulb in the basement must be protected from mechanical damage. (CEC Rule 30-314)
- 8 The electrical panel is to be installed in an acceptable location. (CEC Rules 26-400 and 26-402, 6-206, City of Vancouver Electrical By-law 5563, Section 7.3.5)

IR Number EI 14845

EN Number

Date of Inspection (yyyy/mm/dd) 2010/06/24

- 9 Where loomex (non-metallic sheathed cable) is exposed to mechanical damage up to 1.5m above floor level, it must be protected. (CEC Rule 12-518)
- 10 The damaged baseboard heaters in the house is to be put in good repair. (CEC Rule 2-300)
- 11 The damaged light fixtures and receptacle plates in the house is to be put in good repair. (CEC Rule 2-300)
- 12 Receptacles installed in bathrooms must be protected by a personal protection device, called a ground fault circuit interrupter. (CEC Rules 26-700)

Recommendations

Get a qualified electrical contractor to obtain an electrical permit and make the repairs and call for an inspection. Send a 30 day letter to the owner of the property. Please refer to Carlene Robbins .

Photos Taken? ☐ Yes ☐ Digital ☒ No ☐ Regular Notice Posted? ☐ Yes ☐ No Type of Notice?

Date Report Made: June 25, 2010

John Evans

Inspector's Name

For Manager or Assistant Manager Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Carlene Robbins

FYI to:

John McMahon

Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Compliance Division

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Ms. P. Kiselbach
Property Use Inspector,
Property Use Branch
at 604.873.7895
3:30 pm - 4:30 pm
I.R. No. UI41611/EN No. 058383

ORDER

December 1, 2009



*per tempest
&
per land title*

Diary? No..... Yes.....
To: *PAM KISELBACH*
Date: *DEC 11/09* Init: *JK*
EN #:.....

Dear Sir/Madam:

RE: 2862 Pandora Street
Lot 10 of 41, District Lot THSL, Plan 1169

On November 27, 2009, our inspection services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (i.e., furniture, suit cases, pictures, couch and other miscellaneous items in the rear yard) resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law.

Under Section 6 of the Untidy Premises By-law, as owner of the property, you are **ORDERED TO** remove this accumulation of rubbish and discarded material on or before December 10, 2009 and to thereafter maintain the site in a tidy condition.

IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 6(2) OF THE UNTIDY PREMISES BY-LAW.

For your information, the average cost for this type of work is currently up to \$3,000.00.

If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,

W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

PK/jw

Copy: Posted on Site



IR Number UI 41611 EN Number EN 058383 Date of Inspection (yyyy/mm/dd) 2009/11/27
Main Address 2862 PANDORA Specifics and/or Suite #
Secondary Address
Tenant Number of Storeys
Owner Permit Number
Agent Approved Use of Building/Land ONE FAMILY DWELLING
District Zone RS-1 Present Use of Building/Land NO ACCESS
Business License 09-108398

Reason for Inspection ROUTINE-UNTIDY

Narrative/Observations

INSPECTION SHOWS THAT THERE IS AN ACCUMULATION OF DEBRIS IN THE REAR YARD:
FURNITURE, SUIT CASES, PICTURES, COUCH, AND OTHER MISC ITEMS

Requirements

VIOLATION OF THE UNTIDY BY LAW

Recommendations

10 DAY U/T ORDER.

ON GOING PROBLEMS AT THIS ADDRESS.

Photos Taken? ☐ Yes ☐ Digital ☒ No
☐ Regular

Date Report Made: November 27, 2009

PAMELA KISELBACH
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Jane Wong for UT order

FYI to:

L. Urekar

Manager / Supervisor



| | | | | | |
|-------------------|---------------------|-----------|-----------|---------------------------------|---------------------|
| IR Number | UI 41072 | EN Number | EN 053068 | Date of Inspection (yyyy/mm/dd) | 2009/08/25 |
| Main Address | 2862 PANDORA STREET | | | Specifics and/or Suite # | |
| Secondary Address | | | | | |
| Tenant | | | | Number of Storeys | 1+B |
| Owner | [REDACTED] | | | Permit Number | |
| Agent | | | | Approved Use of Building/Land | ONE FAMILY DWELLING |
| District Zone | RS-1 | | | Present Use of Building/Land | ROOMING HOUSE |
| Business License | 09-108398 | | | | |

Reason for Inspection ADDITION TO IR40628 STANDARDS OF MAINTENANCE RECHECK

Narrative/Observations

INSPECTION WITH HOLLY CHRISTIE OF VPD SHOWS THAT THE VIOLATIONS STILL EXIST:
DAMAGE TO THE WALLS AND CEILINGS STILL EXIST SEE PHOTO,S TAKEN MAY 6,09 #1,#3,#6,#7,#8,#10,#24AND
PHOTOS TAKEN AUG20/25 #20,
BROKEN WINDOWS ARE NOT REPLACED PHOTO'S TAKEN AUG 20,25,09#8,#9,#10,#11,#12,#18,#33
PROPER HARDWARE FOR DOORS HAS NOT BEEN PROVIDED PHOTO,S TAKEN MAY 6,09 #5,#30,#31,#40 PHOTO'S
TAKEN AUG 20/25,09 #2,#4,,#7,#14,#16,#27,
TOILET TANK COVERS NOT REPLACED PHOTO'S TAKEN MAY 6,09 #44 PHOTO'S TAKEN AUG20,25 09 #23
THE MOULD AROUND THE REAR DOOR 1ST FLOOR HAS NOT BEEN REMOVED. PHOTO'S TAKEN MAY 6,09#25,#26,
PHOTO'S TAKEN AUG 20,25,09 #20,#21
ALL OTHER PHOTO'S TAKEN ARE TO SHOW THE CONDITION OF THE BUILDING.

Requirements

VIOLATION OF THE STANDARDS OF MAINTENANCE BY LAW

Recommendations

REFER TO PATTIE HAYES FOR CHARGES

| | | | |
|---------------|-----|----------------------------------|-----|
| Photos Taken? | Yes | Digital | NoX |
| | | <input type="checkbox"/> Regular | |

Date Report Made: October 7, 2009

Pamela Kiselbach
Inspector's Name

IR Number UI 41072 EN Number EN 053068 Date of Inspection (yyyy/mm/dd) 2009/08/25

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Patti Hayes (hard copy of report & photos given)

FYI to:

H Chiang

Manager / Supervisor



Property Use Inspection Report

Page 1 of 2

IR Number UI 40628 EN Number 053068 Date of Inspection (yyyy/mm/dd) 2009/08/25
Main Address 2862 PANDORA STREET Specifics and/or Suite #
Secondary Address
Tenant Number of Storeys 1 +B
Owner Permit Number
Agent Approved Use of Building/Land ONE FAMILY DWELLING
District Zone RS-1 Present Use of Building/Land ROOMING HOUSE
Business License 09-108398

Reason for Inspection RECHECK STANDARDS OF MAINTENANCE ORDER DATED JUNE 29,09

Narrative/Observations

INSPECTION WITH HOLLY CHRISTIE OF VPD SHOWS THAT THERE HAS BEEN NO REPAIRS DONE.
THE HOLES IN THE WALLS AND CEILINGS THROUGHOUT THE BUILDING REMAIN.
BROKEN WINDOWS ARE NOT REPLACED.
PROPER HARDWARE TO THE BEDROOMS HAS NOT BEEN PROVIDED
TOILET TANK COVER NOT PROVIDED
THE MOULD AROUND THE BACK DOOR HAS NOT BEEN REMOVED.

Requirements

STANDARDS OF MAINTENANCE BY LAW

Recommendations

REFER TO PATTIE HAYES FOR CHARGES. *

Photos Taken? ☒ Yes ☒ Digital ☐ No
☐ Regular

Date Report Made: August 25, 2009

PAMELA KISELBACH
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Patti Hayes for charges

FYI to:

L. Urekar

Manager / Supervisor

IR Number UI 40628 EN Number 053068 Date of Inspection (yyyy/mm/dd) 2009/08/25



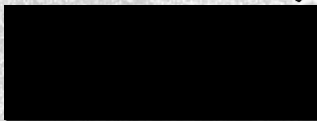
CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Compliance Division

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mrs. C. Robbins
Manager,
Property Use Branch
at 604.873.7563
I.R. No. CU 10545
EN No. 053068

ORDER

June 29, 2009



Tempot, LTD, PTX, BC Online

Diary? No Yes ✓
To: Pam Kiselbach
Date: July 31/09 Initials AK

Dear Sir/Madam:

RE: 2862 Pandora Street

An inspection on May 27, 2009, determined that your building at the above location is in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

1. There are holes in the walls and ceiling throughout the house;
2. There are broken windows throughout the house;

Main floor

3. The padlocks have been removed from the four (4) bedroom doors. Also, some of the doors do not have proper handles or hardware;
4. The toilet tank cover is missing; and

First floor

5. There is mould around the back door.

Therefore, in accordance with Subsection 23.2 of the Standards of Maintenance By-law, YOU ARE ORDERED TO:

1. REPAIR AND PAINT THE WALLS AND CEILING;
2. REPLACE THE BROKEN WINDOWS;

Q:\Correspondence\Standards of Maintenance\2009Archives\06-June\2862pandora-30dayorder.doc

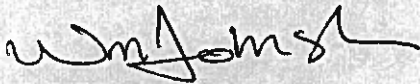
City Hall 453 West 12th Avenue Vancouver BC V5Y 1V4 vancouver.ca

3. PROVIDE PROPER HARDWARE FOR THE FOUR (4) BEDROOM DOORS;
4. PROVIDE A TOILET TANK COVER; AND
5. CLEAN THE MOULD AROUND THE BACK DOOR;

BY JULY 29, 2009.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

PK/ak



Co-ordinated Inspection Report (Property Use)

Page 1 of 2

IR Number CU 10545 EN Number EN 053064&EN 053068 Date of Inspection (yyyy/mm/dd) 2009/05/27

Main Address 2862 PANDORA STREET Specifics and/or Suite #

Secondary Address

Tenant Number of Storeys 1 & B

Owner [REDACTED] Permit Number

District Zone RS-1 Approved Use of Building/Land ONE FAMILY DWELLING

Business License 09-108398 Present Use of Building/Land ROOMING HOUSE

Reason for Inspection

☒ Enforcement ☐ Final Inspection ☐ Special Inspection

☐ Community Care ☐ Strata Titling ☐ Other

Inspection Carried Out With:

Building BARRY MCKINNON Fire

Plbg/Gas GLENN DRUMMOND Police HOLLY CHRISTIE

Electrical Health

Environmental Protection Other

Prop. Use PAM KISELBACH

Narrative/Observations

INSPECTION OF THIS PREMISE SHOWS THAT IT IS ONCE AGAIN BEING USED AS A ROOMING HOUSE. THERE ARE TWO BEDROOMS IN THE BASEMENT, ONE HAS A PADLOCK ON IT. THERE ARE TWO TENANTS IN THE BASEMENT, [REDACTED] AND [REDACTED] ROOM HAD THE PADLOCK. THERE ARE FOUR BEDROOMS ON THE MAIN FLOOR, ALL OCCUPIED BY MALE TENANTS, [REDACTED] AND ONE UNKNOWN. THE PADLOCKS HAD BEEN REMOVED FROM THE DOORS, SOME OF THE DOORS HAVE NO DOOR HANDLES OR HARDWARE, -PROVIDE PROPER HARDWARE THERE IS ONE HOTPLATE AND A MICROWAVE ON THE MAIN FLOOR SHARED BY ALL TENANTS. THERE ARE HOLES IN THE WALLS AND CEILING THROUGHOUT THE HOUSE. -REPAIR AND PAINT BROKEN WINDOWS THROUGHOUT THE HOUSE. -REPLACE MOULD ON THE FIRST FLOOR AROUND THE BACK DOOR. -CLEAN LOOSES WIRING AND CABLES THROUGHOUT THE HOUSE. -REFER TO ELECTRICAL TOILET ON MAIN FLOOR IS MISSING COVER TO THE TOILET TANK. -PROVIDE

Requirements

VIOLATION OF THE S OF M BY LAW
VIOLATION OF THE Z & D BY LAW

IR Number CU 10545

EN Number EN
053064&EN
053068

Date of Inspection (yyyy/mm/dd) 2009/05/27

Recommendations

30 DAY S OF M LETTER TO RESTORE ALL DEFICIENCIES

30 DAY Z & D LETTER TO RESTORE TO ONE FAMILY DWELLING

Photos Taken? ☒ Yes ☒ Digital ☐ No Notice Posted? ☐ Yes ☐ No Type of Notice?
☐ Regular

Comments

Date Report Made: June 18, 2009PAMELA KISELBACH
Inspector's Name

For Manager or Supervisor Use OnlyFile: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

Cindy Frison for 30 day order

FYA to: Ameeta Kang for 30 day S of M order

FYI to:

Lynn Urekar

Manager / Supervisor



IR Number UI 39202 EN Number EN 053064/ 052313/ 053068 Date of Inspection (yyyy/mm/dd) 2009/05/06

Main Address 2862 Pandora Street

Specifics and/or Suite #

Secondary Address

Tenant multiple

Number of Storeys 1 + B

Owner

Permit Number

Agent

Approved Use of Building/Land one family dwelling

District Zone RS--1

Present Use of Building/Land rooming house

Business License 09-108398

Reason for Inspection Routine inspection with Constable Holly Christie

Narrative/Observations

OCCUPANCY AND S OF M ISSUES.

Inspection of this premise reveals that it is once again being used as a rooming house.

The first floor contains 4 bedrooms all occupied by male tenants. There is a pad lock on the basement door(interior) and a padlock on one of the bedrooms. The room at the front north east corner 1st floor has a hot plate. There is a hot plate in the kitchen(gas stove has been removed) a sink.(shared)

The first floor has holes in the walls and mould. The first floor bathroom has a large hole around the tub faucet. The toilet is in disrepair.

The basement has holes in the walls and ceilings.

There are two bedrooms in the basement each with a padlock and occupied by a tenant. [REDACTED] and [REDACTED].

There is a hotplate and microwave in the basement shared by these two tenants dishes etc are done in the bathroom.

There is a bed in the common area in the basement. Unoccupied at the time of inspection.

There is loose wiring and cables throughout the house.

There are broken windows on first floor and basement.

UNTIDY BY LAW

There is a discarded couch in the rear yard.

The pile of discarded lumber in the rear yard remains.

There is discarded lumber in the east side yard

There is a discarded toilet, plastic bags, plastic pails and misc items in the west side yard.

Requirements

Violation of the zoning and development by law, standards of maintenance by law and the untidy by law.

Recommendations

Refer to Carlene Robbins.

Photos Taken? ☒ Yes ☒ Digital ☐ No

IR Number UI 39202 EN Number EN 053064/05
2313 Date of Inspection (yyyy/mm/dd) 2009/05/06

☐ Regular

Date Report Made: May 7, 2009

PAMELA KISELBACH

Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Carlene Robbins - copy given

FYI to:

H Chiang

Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Compliance Division

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Ms. P. Kiselbach
Property Use Inspector,
Property Use Branch
at 604.873.7895
3:30 pm - 4:30 pm
I.R. No. UI38899/EN No. 052313

ORDER

April 17, 2009



per tempest

Diary? No..... Yes.....
To: *PAMELA KISELBACH*
Date: *APR 27/09* Init: *JW*
EN #:.....

Dear Sir/Madam:

RE: 2862 Pandora Street
Lot 10 of 41, District Lot THSL, Plan 1169

On April 15, 2009, our inspection services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (i.e., discarded wood and washing machine in the rear yard) resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law.

Under Section 5 of the Untidy Premises By-law, as owner of the property you are ORDERED TO remove this accumulation of rubbish and discarded material on or before April 27, 2009 and to thereafter maintain the site in a tidy condition.

IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 5(2) OF THE UNTIDY PREMISES BY-LAW.

For your information, the average cost for this type of work is currently up to \$2,000.00.

If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,

W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

PK/jw

Copy: Posted on Site

H:\Correspondence\Untidy\2009Archives\04 - April\2862 Pandora St.doc

City Hall 453 West 12th Avenue Vancouver BC V5Y 1V4 vancouver.ca



Property Use Inspection Report

Page 1 of 1

IR Number UI 38899 EN Number EN 052313 Date of Inspection (yyyy/mm/dd) 2009/04/15

Main Address 2862 Pandora Street

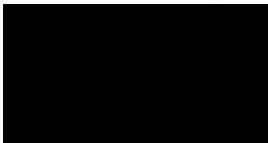
Specifics and/or Suite #

Secondary Address

Tenant multiple

Number of Storeys

Owner



Permit Number

Agent

Approved Use of Building/Land one family dwelling

District Zone RS-1

Present Use of Building/Land no access

Business License 09-108398

Reason for Inspection Routine - Untidy Bylaw

Narrative/Observations

Inspection shows an accumulation of discarded wood and a washing machine in the rear yard.

Requirements

Violation of the u/t by law

Recommendations

10 day u/t order to the r/o.

Photos Taken? ☒ Yes ☒ Digital ☐ No
☐ Regular

Date Report Made: April 15, 2009

PAMELA KISELBACH
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Jane Wong for 14 day U/T order

FYI to:

H Chiang

Manager / Supervisor

File No.:

MEMORANDUM

September 19, 2008

TO: Barb Windsor, Deputy Chief License Inspector

CC: Pam Kiselbach, Property Use Inspector
Holly Christie, VPD

FROM: Mrs. C. Robbins, Manager Property Use Inspection Branch

SUBJECT: 2862 Pandora Street

Met with [REDACTED] today. Purpose of the meeting was to discuss ongoing problems with the tenants at this address. Recent complaint received from Holly Christie (VPD) regarding inappropriate behaviour by tenants.

Previously, [REDACTED] advised that the tenants would be vacating by August 31, 2008. In the meeting today, she advised that they had changed their minds and were staying. She denied any knowledge of issues with the tenants and wanted more details on the recent complaint. I advised her that she could contact Holly Christie for details. I also referred her back to my letter dated June 23, 2008 which she claimed she never received. While in the meeting, she phoned her tenant regarding the recent complaint and yelled at him over the phone. She then said that she would evict the tenants. I explained that the city did not require that the tenants be evicted, but we wanted evidence of proper management. I explained that she was required to hire a bonafide property management company to assume control over 2862 Pandora Street. She stated categorically that she would not hire a management company and that she would evict the tenants instead. At this point I told her that even if she were to evict these tenants, she would not be permitted to rent the property to any other tenants without a manager in place. I told her that we would be bringing this matter before City Council with respect to her business license and that we would be requesting that Council direct her to hire proper management. She requested copies of my letter of June 23, 2008 and my meeting minutes of April 30, 2008 which I provided to her.

With respect to her other rental property at 3628 Yale Street, I asked her why she still hadn't obtained a business license. She replied that she told her tenants to get the license. I explained that as she is the landlord and it is her business, she must obtain the license. I told her that if she didn't obtain the license today, I would refer the matter to the prosecutor for charges. (she applied for the license as she left the office).

C:\Documents and Settings\placr\Local Settings\Temporary Internet Files\Content.IE5\328NRP5H\Microsoft Word Document[1].DOC

Mrs. C. Robbins
Manager Property Use Inspection Branch
tel: 604.873.7563
fax: 604.871.6394



IR Number UI 35170 EN Number EN 043992 Date of Inspection (yyyy/mm/dd) 2008/04/10
&043993

Main Address 2862 PANDORA STREET

Specifics and/or Suite #

Secondary Address

Tenant

Number of Storeys 1 + B

Owner

Permit Number

Agent

Approved Use of Building/Land ONE FAMILY
DWELLING

District Zone RS-1

Present Use of Building/Land ONE FAMILY
DWELLING

Business License 08-109923 ONE FAMILY DWELLING

Reason for Inspection RECHECK VERBAL DATED APRIL 3,08

Narrative/Observations

INSPECTION SHOWS THAT ALL THE LOCKS ON THE DOORS HAVE BEEN REMOVED.

THE TOILET HAS BEEN REPAIRED

THE DEBRIS FROM THE REAR YARD HAS BEEN REMOVED.

THE TABLE FROM THE BASEMENT HAS BEEN REMOVED AND THERE ARE ONLY TWO TENANTS IN THE BASEMENT ,
NO LOCKS , ONE WASHROOM DOWNSTAIRS, ACCESS TO KITCHEN UPSTAIRS

Requirements

Recommendations

MEETING WITH OWNER ON APRIL 30,08 @9:30 AM.

Photos Taken? ☐ Yes ☐ Digital ☒ No
☐ Regular

Date Report Made: April 25, 2008

PAMELA KISELBACH
Inspector's Name

IR Number UI 35170 EN Number EN 043992 Date of Inspection (yyyy/mm/dd) 2008/04/10
8043993

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: _____

FYI to: _____

TOM HAMILTON

Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

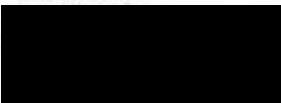
REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Ms. L. Cumerlato, Acting Manager,
Property Use Branch
at 604.873.7563
I.R. No. 378853/
EN 037249 and EN 037248

ORDER

April 4, 2007



Dear Madam:

RE: 2862 Pandora Street

On March 26, 2007, the District Property Use Inspector reported that your property at the above location contains a considerable amount of rubbish and discarded materials (i.e. furniture, wood, used fridge, mirror, concrete, styrofoam, etc.) resulting in the site being in an untidy condition.

The above location was also in contravention of the Standards of Maintenance By-Law. The following deficiencies were observed:

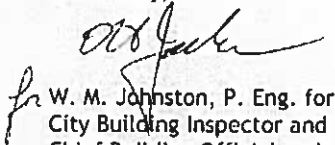
1. Down spouts are not connected - to be re-connected
2. Bedroom doors do not have handles - provide handles
3. Some bedrooms have keyed locks - key locks to be removed
4. Broken windows - to be replaced
5. Exterior basement door does not have a proper door handle - provide proper door handle

The above is in contravention of the Untidy Premises and Standards of Maintenance By-laws.

Therefore, under Section 5 of the Untidy Premises By-law and Subsection 23.2 of the Standards of Maintenance By-law, you are **ORDERED TO** remove the rubbish and discarded materials from this property (i.e. furniture, wood, used fridge, mirror, concrete, styrofoam, etc.) and correct the above deficiencies as indicated within 30 days of the date of this order and to maintain the site in a tidy condition thereafter.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,


for W. M. Johnston, P. Eng. for
City Building Inspector and
Chief Building Official and
Director

PK/st

Q:\Correspondence\Untidy\2007Archives\04 - April\Pandora (2862) UtSM.doc

City Hall 453 West 12th Avenue Vancouver BC V5Y 1V4 vancouver.ca
Coordinated By-law Enforcement tel: 604.871.6234 fax: 604.873.7100



| | | | | | |
|-------------------|-------------------------------|-----------|------------------------|---------------------------------|------------------------|
| IR Number | UI 35169 | EN Number | EN 043992 &en043993 | Date of Inspection (yyyy/mm/dd) | 2008/04/03 |
| Main Address | 2862 PANDORA STREET | | | Specifics and/or Suite # | |
| Secondary Address | | | | | |
| Tenant | | | | Number of Storeys | 1&B |
| Owner | | | | Permit Number | |
| Agent | | | | Approved Use of Building/Land | ONE FAMILY DWELLING |
| District Zone | RS-1 | | | Present Use of Building/Land | ROOMING HOUSE |
| Business License | 08-109923 ONE FAMILY DWELLING | | | | |

Reason for Inspection REFFERAL FROM POLICE

Narrative/Observations

INSPECTION WITH POLICE OFFICIER HOLLY CHRISTIE. ACCESS TO FIRST FLOOR ONLY THREE TENANTS AND A DOG. AT THE TIME OF INSPECTION THE TOILET WAS NOT WORKING AND HAD NOT WORKED 1 WEEK, THE LANDLORD HAD BEEN INFORMED. THE TENANTS WERE GOING TO THE HOTEL UP THE STREET OR LOCAL PLACES. THERE ARE THREE ROOMS BEING RENTED OUT ON THE MAIN FLOOR ALL HAD LOCKS. THE KITCHEN WITH A SINK AND A 4 B GAS STOVE, BATHROOM, TV ROOM, AND EATING AREA ARE SHARED BY TENANTS, [REDACTED] AND [REDACTED]. THE BASEMENT DOOR WAS NAILED SHUT. THERE WAS NO ACCESS THROUGH THE FRONT DOOR AS THIS WAS ACCESS FOR THE TENANT IN THAT ROOM ONLY. ACCESS THROUGH THE SIDE DOOR. NO ACCESS INTO THE BASEMENT. ON A TABLE ON THE EAST SIDE OF THE BASEMENT TOWARDS THE REAR OF THE BUILDING, DRUGS AND DRUG PARAPHERNALIA WERE SEEN BY THE HOLLY CHRISTIE. THE REAR YARD - DISCARDED MATTRESS, WHEELBARROW, BBQX2, UMBRELLA, CHAIR, DISCARDED CLOTHING.

Requirements

VIOLATION OF THE U/T BY LAW
VIOLATION OF THE Z & D BY LAW

Recommendations

I PHONED THE OWNER AND ADVISED HER OF THESE PROBLEMS, THAT I WOULD BE BACK ON APRIL 10, 08 AND ALL THE ABOVE ISSUES NEEDED TO BE RECTIFIED.
I INFORMED CARLENE ROBBINS OF THE ABOVE, AN APPOINTMENT WITH THE OWNER HAS BEEN ARRANGED.

Photos Taken? ☐ Yes ☐ Digital ☒ No
☐ Regular

Date Report Made: April 25, 2008

PAMELA KISELBACH
Inspector's Name

IR Number UI 35169 EN Number EN 043992 Date of Inspection (yyyy/mm/dd) 2008/04/03
 &en043993

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to:

FYI to:

TOM HAMILTON

Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

INSPECTION REPORT

IR No 378853

EN 037249 U/T
EN 037248 S1
EN 036749 U1

Date of Inspection March 26/07

| | | | |
|--|---|--|------------|
| Property Address <u>2802 Pandora</u> | | Specifics of Property Address | |
| Name and Address of Property Owner/Agent [REDACTED] | | Number of Storeys <u>11 B</u> | Permit No. |
| Contractor | | Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <u>IFD</u> | |
| Contractor's Business Address <u>BK to be set up</u> | Contractor's Business Licence Account No. <u>RS-1</u> | Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>IFD</u> | |
| Reason for Inspection <u>complaint illegal suite</u> | | | |

Met the owner Mrs. [REDACTED] at the suite at 1:00 PM. The lock we found the house is occupied as a one family dwelling by five (5) unrelated adults at the time.

1st floor - Kitchen, 13 piece bath, LR, 3 BR. enclosed deck
Basement - 2 BR, 13 piece bath, laundry sink

- Sept 11 issues - re-connect all downspouts
- all bedroom doors require door handles
 - Bedroom that have keyed locks, must the keyed locks must be removed + standard door handles provided
 - exterior basement door requires proper door handle
 - replace broken windows

U/T issues - yards contain an accumulation of house debris
cont.

| | | | | |
|-------------------------------------|---|--|----------------------------------|-----------|
| Date Report Made <u>March 27/07</u> | <input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect | <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER | P. Kiselbach Inspector's Name | Signature |
|-------------------------------------|---|--|----------------------------------|-----------|

| | | | |
|---|--------------------------------|--|--|
| For Office Use Only | | <input type="checkbox"/> Reread by Inspector in _____ days <input type="checkbox"/> attention in _____ days | |
| <input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input checked="" type="checkbox"/> Refer to <u>Steve Thoma</u> for S.A.M. + U.T. order | <input type="checkbox"/> If no | | |



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

INSPECTION REPORT

Page 2 of 2

IR NO. 378853 cont'd

| | |
|---|-------------------------------|
| Property Address <u>2862 Pandora</u> | Specifics of Property Address |
| Name and Address of Property Owner/Agent <u>[REDACTED]</u> | |

(cont)

furniture, wood, old fridge, mirror, console
sign post

use 30 day time to clean up the site and to
- remove the downspouts
- supply door (hazard) where required
- remove keyed locks
- replace broken windows

Owner: [REDACTED]

Date Report Made

March 27/07

All supervisory notations to be made on first page only.

Inspector's Name

P. K. S. D. S.

Signature



City of Vancouver
Community Services
Inspections Branch

Property Use Inspection Report

Page 1 of

IR Number UI 1645

Date of Inspection (yy/mm/dd) 990513

Property Address 2862 PANDORA

Specifics of Property Address

Tenant

Number of Storeys

Owner

Permit Number

Agent

Approved Use of Building/Land I FD

Business License Account 166783

Present Use of Building/Land I FD

Reason for Inspection COURT APPEARANCE/PNE PARKING

Narrative/Observations

TRIAL HELD/ R/O FOUND GUILTY \$50.00 FINE. PUI GAVE EVIDENCE AND WAS CROSS EXAMINED.

Requirements

Recommendations

FILE

Photos Taken? ☐ Yes ☒ No

Date Report Made (yy/mm/dd) 99/05/19

JOHN CHADWICK
Inspector

For Office Use Only

- ☒ File _____
- ☐ Copy to _____
- ☐ Refer to _____
- ☐ _____
- ☐ _____
- ☐ _____

☐ Recheck by Inspector in _____ days
attention in _____ days
if no _____

LUCIA CUMERLATO

Supervisor

C:\WINDOWS\TEMP\UI1645.WPD

P & L 42 MLH/83

**PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT**

IR 347877

| | | | |
|--|--|--|------------------|
| Property Address 2862 Pandora | | Date of Inspection Aug 22 / 98 | |
| Name and Address of Property Owner/Agent [REDACTED] | | Specifics of Property Address | Permit No. |
| Contractor | [REDACTED] | Number of Storeys | |
| Contractors Business Address | Contractors Business License 98 Account No. 238638 | Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> | IFD |
| Reason for Inspection PNE Parking | | Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> | No Access |

Observations: At 1:55 p.m I observed 4 vehicles parked in the rear yard. No person on site. Property width 33 ft; vehicles permitted 3.

Notes: concrete pad at rear
old shed at rear
1 Van, 3 Cars
Access from rear lane

Rec: To Barb Windsor
Day off Fri / Vac - none

| | | | | |
|--|---|--|--|------------------------|
| Date Report Made Aug 24 / 98 | <input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect | <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> POT <input type="checkbox"/> OTHER | J. CHADWICK Property Use Insp. - Dist. No. Inspector's Name | JC Signature |
|--|---|--|--|------------------------|

☐ File
☐ Carbon Copy to
☒ Refer to **Barb Windsor**
☐
☐
☐

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 If no _____



P & L 42 MLH/83

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 343712

| | | | |
|--|--|--|--|
| Property Address <i>2862 Pandora</i> | | Date of Inspection <i>Aug 11/98</i> | |
| Name and Address of Property Owner/Agent [REDACTED] | | Specifics of Property Address | Permit No. |
| Contractor <i>C/D</i> | [REDACTED] | Number of Storeys | Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <i>IFD</i> |
| Contractors Business Address <i>Recheck on UT order July 28/98.</i> | Contractors Business License Account No. | Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> | |
| Reason for Inspection <i>Recheck on UT order July 28/98.</i> | | | |

Se/M order June 16/98

UT/ The discarded materials have been removed from the rear of the site.

Se/M/ None of the work in an order has been complied with. Joyce says they are still fighting shreds out with the insurance company. She agreed to complete work in 2 weeks.

Ree file for info

| | | | |
|--------------------------------------|---|--|---|
| Date Report Made <i>Aug 13/98</i> | <input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect | <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> POT <input type="checkbox"/> OTHER | L. UREKAR Property Use Insp. - Dist. No. Inspector's Name <i>[Signature]</i> |
|--------------------------------------|---|--|---|

☒ File *[Signature]*

☐ Carbon Copy to _____

☐ Refer to _____

☐ _____

☐ _____

☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days

☐ _____ attention in _____ days

if no _____

[Signature]

Page 1 of 2

P & L 42 MLH/83

**PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT**

IR 343706

| | | | |
|---|---|---|-----------------|
| Property Address 2662 Pandera | | Date of Inspection July 23/98 | |
| Name and Address of Property Owner/Agent [REDACTED] | | Specifics of Property Address | Permit No. |
| Contractor agent | [REDACTED] | Number of Storeys | |
| Contractors Business Address 000 | Contractors Business License Account No. 238638 | Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> | IFI |
| Reason for Inspection Recheck an order June 16/98 - SLM | | Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> | occupied |

No repairs have been made to the exterior of the house. The rear of the house now needs 4 windows to be replaced, also one on the east elevation & 1 on the north elevation. ~~But~~ the siding has not been repaired. I met with [REDACTED] on the site, she says she is a friend of the owner. She says they are having problems with the insurance company & wrote up a letter asking for more time. I told her I was unaware of any letter & would recheck in several weeks.

UT The rear porch now contains a

| | | | | |
|------------------|---|---|--|-----------|
| Date Report Made | <input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect | <input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER | L. UREKAR Property Use Insp. - Dist. No. Inspector's Name | Signature |
|------------------|---|---|--|-----------|

☐ File _____
☐ Carbon Copy to _____
☒ Refer to **Kelly Van Baulcom**
☐ **14 DAY UT ORDER**
☐ _____
☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

[Handwritten signature]

P&L 42A MJH-85

Page 2 of 2PERMITS & LICENSES DEPARTMENT
INSPECTION REPORTIR No. 343706 cont'd

| | | |
|--|---------------------|------------|
| Property Address | <u>2562 Pandora</u> | Permit No. |
| Name and Address of Property Owner/Agent | [REDACTED] | |

large pile of wood (+burned) lumber,
a sofa, boxspring + mattress, a shopping
cart full of discarded household items +
wood scraps. [REDACTED] says the furniture
was dumped on this site. The other
materials came out of what is left of
the garage.

Rec- 14 day UT order.

Date
Report MadeJuly 23/98

Inspector's Name

Lynn Urekar. L. Zecker

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

P & L 42 MLH/83

**PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT**

IR 344604

| | | |
|--|--|---|
| Property Address 2862 PANDORA | | Date of Inspection 98/06/11 |
| Name and Address of Property Owner/Agent | | Specifics of Property Address |
| Contractor | | Number of Storeys |
| Contractors Business Address | | Permit No. |
| Contractors Business License Account No. | | Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> |
| Reason for Inspection | | Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> |

- FIRE DAMAGED GARAGE HAS BEEN DEMOLISHED

- NO POWER TO REMAINING SHED

| | |
|------------------|-----------------|
| Date Report Made | 98/06/23 |
|------------------|-----------------|

☐ BLDG ☐ Ind. Waste
☐ P/Gas ☐ PUI
☒ Elect ☐ OTHER

| | |
|------------------|-----------|
| Inspector's Name | Signature |
|------------------|-----------|

P. ANDREASSEN #E10
 Electrical Insp. -- Dist. No.

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

☒ File *pls file*
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

[Signature]

P & L 42 MLH/83

**PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT**

IR 345382

| | | | |
|--|---|--|------------|
| Property Address 2562 Pandora | | Date of Inspection June 8/98 | |
| Name and Address of Property Owner/Agent [REDACTED] | | Specifics of Property Address Number of Storeys | Permit No. |
| Contractor [REDACTED] | | Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> IFD | |
| Contractors Business Address | Contractors Business License Account No. License | Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> Occupied | |
| Reason for Inspection Routine Patrol - Certainty / SPM | | | |

UT The yards are very overgrown with long grass + weeds.

SPM The property (near garage) suffered a fire in April '95, vinyl siding is melted off the rear elevation of the house. There are 2 broken windows on the rear elevation. Owner does not live on site.

Rec- 1) 14 day UT order
2) 30 day SPM order

| | | | |
|---------------------------------------|---|--|--|
| Date Report Made June 11/98 | <input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect | <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER | L. UREKAR Property Use Insp. - Dist. No. Inspector's Name [Signature] Signature |
|---------------------------------------|---|--|--|

OFFICE USE

☐ File _____

☐ Carbon Copy to _____

☒ Refer to **Kelly For 14 Day UT Order**

☒ **Hori C. For 30 Day SPM Order**

☐ _____

☐ Recheck by Inspector in _____ days

☐ _____ attention in _____ days

if no _____

COPY SENT

P & L 42 MLH/83

**PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT**

IR 342139

| | | | |
|--|--|---|------------|
| Property Address 2862 Pandora | | Date of Inspection April 17 / 98 | |
| Name and Address of Property Owner/Agent | | Number of Storeys | Permit No. |
| Contractor | | Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> RS-15 | |
| Contractors Business Address | Contractors Business License Account No. | Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Assume IFD | |
| Reason for Inspection Recheck of fire damaged detached garage. | | | |

Site visit revealed that east 2/3 of garage has been removed. West 1/3 is now plywooded over and is used as a storage shed.

No further action required.

File.

I. MCGILLVRAY

Building Insp. - Dist. No. **15**

Date Report Made **April 17 / 98**

☒ BLDG ☐ Ind. Waste
☐ P/Gas ☐ PUI
☐ Elect ☐ OTHER

I. McGillivray
 Inspector's Name Signature

☒ File _____
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

PM

P & L 42 MLH/83

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR 336556

| | | | |
|---|--|---|---|
| Property Address <u>2862 Pandora</u> | | Date of Inspection <u>98-03-13</u> | |
| Name and Address of Property Owner/Agent _____ | | Specifics of Property Address _____ | Permit No. _____ |
| Contractor _____ | | Number of Storeys _____ | Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> _____ |
| Contractors Business Address _____ | Contractors Business License Account No. _____ | Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <u>I F D</u> | |
| Reason for Inspection <u>fire call 98/03/10</u> | | | |

DEFICIENCIES GARAGE AND STORAGE SHED
DESTROYED BY FIRE.

REQUIREMENTS #12 TO GARAGE AND STORAGE
SHED.

RECOMMENDATION SEND 30 DAY LETTER TO
PROPERTY OWNER.

Date Report Made 98-03-13

☐ BLDG ☐ Ind. Waste
☐ P/Gas ☐ PUI
☒ Elect ☐ OTHER

JOHN EVANS
Inspector's Name

Signature

☒ File _____

Carbon Copy to _____

☒ Refer to GLADYS - SEND
30 DAY LETTER
☐ _____
☐ _____
☐ _____

J.A.

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
if no _____

P & L 42-MH/83

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR 310844

| | | | |
|---|--|---|------------|
| Property Address <u>2862 Pandora St.</u> | | Date of Inspection <u>March 13/98</u> | |
| Name and Address of Property Owner/Agent [REDACTED] | | Number of Storeys | Permit No. |
| Contractor | | Approved Use of Building <input type="checkbox"/> Land <input checked="" type="checkbox"/> <u>RS-1s</u> | |
| Contractors Business Address | Contractors Business License Account No. | Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>IFD</u> | |
| Reason for Inspection <u>Fire list.</u> | | | |

Site visit revealed that detached garage structure was heavily damaged by fire.

Building permit will be required to repair or rebuild garage.

File

I. MCGILLIVRAY

Building Insp. - List. No. 15

| | | | |
|----------------------------------|--|---|--|
| Date Report Made <u>98.03.13</u> | <input checked="" type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect | <input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER | Inspector's Name <u>I. McGillivray</u> Signature <u>[Signature]</u> |
|----------------------------------|--|---|--|

- ☐ File _____
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

☒ Recheck by Inspector in 30 days
☐ _____ attention in _____ days
 if no _____

[Signature]