

Rental Landlord Licensing in Brampton – The need to include apartment buildings with >5 or more units



My experience – Boardwalk REIT

My journey doesn't begin with Boardwalk it actually began in May 2018 with Wynne Family Properties. I rented a 3 bedroom townhouse at 55 Ardglen for \$1600. It was an old building with lots of space and a yard. After moving in I discovered that the roof leaked, the wiring was original to 1965, but was wired into a newer breaker panel. The faucets and windows leaked and the bathroom had poor ventilation and mould problems.

Starlight purchased the property in September 2018. The Ontario Fire Marshall ordered 51, 53 and 57 Ardglen closed for significant fire issues related to a peaked roof being built over a flat roof. 58 families were displaced for approximately 12-15 months. Units were not inspected or properly renovated.

Boardwalk purchased Ardglen property in April 2022. There is still no safe accessibility, hallway ceilings leak. There is mould in the bathroom, around windows, and in corners. Boardwalk ignores outstanding work orders and spends as little as possible to complete repairs. Safety is not a priority. I don't drink the water because it smells and tastes bad. Appliances are not efficient and old. The rent for a similar 3 bedroom is now \$2,459-\$2,559. There is a wait-list for occupancy.



Working Without Electrical Inspection

PROPERTY OWNER
ROBSON RESTORATION
U132 55 ARDGLLEN DR
BRAMPTON ON L6W 1V1

NOTICE DATE: March 15, 2022
NOTIFICATION #: 70225247
INSPECTOR: Russon, Michael
TELEPHONE: (416)565-9867
PRINT DATE: March 15, 2022

Re: PROPERTY OWNER
ROBSON RESTORATION
U132-55 ARDGLLEN DR
BRAMPTON ON L6W 1V1

The defects listed below need correction by March 29, 2022 in order to fulfill the requirements of the Ontario Electrical Safety Code. Please **READ** the Instructions for Correcting Defects.

INSTRUCTIONS FOR CORRECTING DEFICIENCIES

- Phone ESA, submit a notification, and pay the associated fees.
- Please inform ESA that your call is in response to this notice.
- If you have questions or concerns regarding the Defects listed below, please contact the Inspector directly. For all other inquiries, please contact our Customer Service Centre at 1-877-372-7233.
- In the event a defect is identified as 'Warning', it is still necessary to correct or have the defect corrected.

It has come to our attention that you and/or your employee(s) have done electrical wiring at the above location without filing a notification with the Electrical Safety Authority. This is contrary to Rule 2-004.1) of the Ontario Electrical Safety Code 27th edition, and Ontario Regulation 164/99 made pursuant to Section 113 of the Electricity Act, 1998 which reads as follows:

Rule 2-004.1) and 2) Notification of Work

1) A contractor shall file a notification with the Electrical Safety Authority of any work on an electrical installation:

- Prior to the commencement of the work whether or not electrical power or energy has been previously supplied to the land, building, or premises on which the work was performed; or
- Within 48 hours after commencement of the work where compliance with Subrule 1) a) is not practicable

2) A contractor shall pay the fees prescribed by the Electrical Safety Authority, and be in compliance with Ontario Regulation 570/05 made under Part VIII of the Electricity Act, 1998.

Violation of Rule 2-004 and Regulation 438/07 constitutes a provincial offence under the Provincial Offences Act, which upon conviction may result in the following.

- Liable for a fine up to \$50,000;
- Liable for a fine up to \$5,000 for each day an offence is committed; and
- Imprisonment for a term up to one year

NOTE:

Ontario Electrical Safety Code defines "Contractor" as "...any person who, as principal, servant, or agent, by himself or his associates, employees, servants or agents, performs or engages to perform, either for own use and benefit or for that of another, and for or without remuneration or gain, any work with respect to any electrical installation or any other work to which this Code applies..."

Failing to correct the Defects within the timeframe specified, may result in ESA taking an appropriate action, including deferment, issuance of an ESA order to comply, prosecution and disconnection of electrical power. Fees of up to \$200 for processing an account for deferment or for each step in the ESA order or disconnection process may apply.

- 1 March 15, 2022
Defect Inspector: Russon, Michael Cell no:(416)565-9867
OESC 2018 Rule 02-004 - Any person responsible for any installed, alteration, repair, or extension of any electrical equipment, shall obtain a notification of work from the Electrical Safety Authority.
THE ELECTRICAL SAFETY AUTHORITY HAS RECEIVED NOTICE FROM YOUR ELECTRICAL CONTRACTOR THAT THEY WILL NOT BE COMPLETING THE WORK AT YOUR PROPERTY. PLEASE HAVE THE PERSON COMPLETING THE WORK CONTACT THE ELECTRICAL SAFETY AUTHORITY TO OBTAIN AN APPLICATION FOR INSPECTION FOR THE REMAINING WORK. PLEASE BE ADVISED THAT ONLY THE PROPERTY OWNER OR A LICENSED ELECTRICAL CONTRACTOR IS PERMITTED TO COMPLETE THIS WORK. IF YOU DO NOT RESPOND TO THIS NOTICE WITHIN 60 DAYS, THE WORK WILL BE CONSIDERED AS UNINSPECTED AND NO CERTIFICATE OF COMPLETION WILL BE ISSUED FOR IT. UNINSPECTED ELECTRICAL WORK PRESENTS A POTENTIAL SAFETY HAZARD TO YOU AND YOUR PROPERTY AND IT MAY AFFECT YOUR INSURANCE IN THE EVENT OF ANY INCIDENT.
For Completion of 17319855.

Pour obtenir une version française du rapport, veuillez appeler 1-877-372-7233.




PEEL ACORN
ARDGLEN FIRE SAFETY VICTORY!

PEEL ACORN ACTIONS WIN INSPECTION
HOLDERS UNTIL AUG. 2ND TO FIX
E HAZARDS OR FACE MAJOR FINE
MEETING JULY 27TH WITH CITY &
BRAMPTON FIRE TO PROTECT THE
ARDGLEN COMMUNITY

Peel ACORN to attend the meeting on
TUESDAY, JULY 27 @ 4:00 PM with city and Brampton Fire
services, get involved in the Tenant Union and
work for healthy & affordable homes and a
just society.

peelcanada.org
5952
PeelACORN



ARDGLEN COMMUNITY MEETING

TUESDAY JULY 27 @ 4:00pm

REAR PARKING LOT BLDG #53-57

FIRE & BUILDING SAFETY MEETING

- Martin Medeiros
- Brampton Fire Service
- Jeff Bonman
- Bylaw Enforcement

HAVE YOUR QUESTIONS & CONCERNS ANSWERED
WE ALL NEED SAFE, HEALTHY HOMES

* PRACTICE SOCIAL DISTANCING *

* FOLLOW ALL PUBLIC HEALTH GUIDELINES *

**FIRE SAFETY VICTORY
AT ARDGLLEN!**

WHAT DOES THAT MEAN?
THAT MEANS YOUR
LANDLORDS STARLIGHT, HAD
UNTIL AUGUST 2ND TO FIX
FIRE HAZARDS AT THE
BUILDING OR THEY WILL BE
ISSUED A MAJOR FINE.

THIS IS A HUGE VICTORY
AND DEVELOPMENT. THERE
HAVE BEEN AT LEAST 4
MAJOR FIRES AT THE
ARDGLEN BUILDINGS IN 12
MONTHS AND SEVERAL
OVER THE YEARS.

YET THERE HAS BEEN NO
ACTION UNTIL YOUR
NEIGHBOURS STARTED
ORGANIZING AND FIGHTING
FOR EACH OTHER.

THE FIGHT ISN'T OVER.
TENANTS ARE JUST
STARTING TO GET
ORGANIZED AND THERE IS
MORE TO WIN.

After months of
pressure on the
city & Brampton
fire, we've won
an inspection
order on the
landlord!

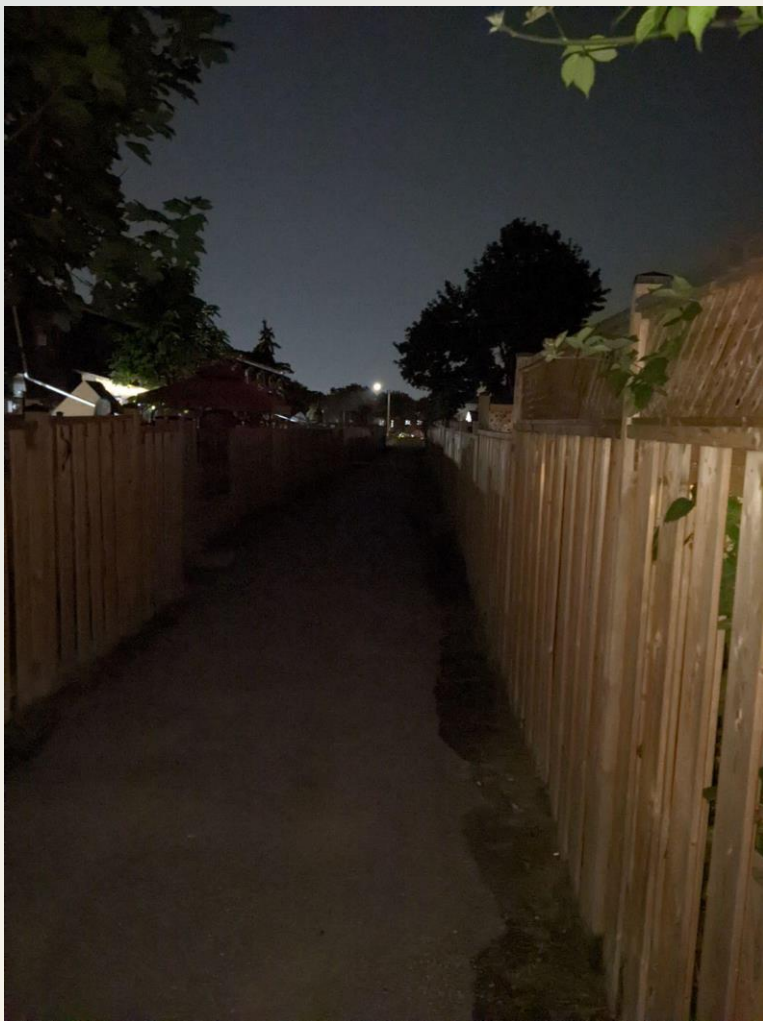


Point your
camera at this
code to join
ACORN @ Right
for your
community!

Facebook Instagram Twitter: PeelACORN









What should be done?

- Housing as a HUMAN RIGHT NOT a product of investment.
- Tenants are struggling to access affordable and habitable housing.
- The city of Brampton is seeing skyrocketing rent increases – Brampton, which Statistics Canada puts at among the fastest-growing cities nationwide, the report found rent **for a one-bedroom apartment was up by 29 per cent in August from a year prior, and up by 25.7 per cent for a two-bedroom apartment.** That's compared to a national average increase of 8.8 per cent.
- Tenants are living in precarious housing, where will tenants go if they leave? There is no choice.
- This is a great opportunity for the city to include properties with 5 or more units and ensure greater landlord accountability.

Thank you!