

Attachment 4

April 11, 2024
Notice of Inspection



NEW WESTMINSTER

CLIMATE ACTION, PLANNING AND DEVELOPMENT

April 11, 2024

HAND DELIVERY

TEYMORY, MONA H
347 PEMBINA ST
NEW WESTMINSTER BC V3M 5J5

Dear Ms. Teymory,

Re: Property known as: 347 Pembina Street, New Westminster BC
Legal Description: LOT 14, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366 GROUP 1.

This letter is further to a meeting held at City Hall on March 13, 2024 regarding the above-noted property. During the meeting, City officials described to you in detail their concerns regarding risk to the life safety of occupants residing on site and hand-delivered the attached correspondence. While at the meeting, you indicated a willingness to work cooperatively with staff to improve conditions, protect tenants, and bring the property into compliance, your actions to date have indicated otherwise. Examples include:

- obstructing City staff on March 25, 2024 from delivering important information to assist tenants about housing resources;
- failing to issue Notices to End Tenancy to occupants by March 28, 2024; and
- reoccupying vacant units *after* learning of the hazards from both the Building Inspector and Fire Inspector at the afore-mentioned meeting.

Given this lack of cooperation, you have left staff no choice but to begin enforcement action.

Attached, you will find the following municipal fines:

B021534	Building Permit Not Obtained	\$250.00
B021535	Occupancy Change of an Existing Building	\$250.00
B021536	Rental Units - No Licence	\$250.00
B021537	Altering Contrary to Zoning	\$200.00
B021538	Fail to Comply with Order	\$500.00
B021539	Obstruct Inspector	\$500.00

Details regarding the above offences can be found on the face of each ticket and information regarding payment and dispute options can be found on the back of each ticket. Please note

since each day is considered a separate offence, some of the above tickets can be issued on a daily basis.

Be advised the Order given to you on March 13, 2024 remains in effect, however, given you have failed to comply, new deadlines are in effect (see below).

Based on the numerous bylaw violations that have been identified by staff in several inspections, the significant life safety hazards posed by these violations, and pursuant to Section 6 of the Business Regulations and Licensing (Rental Units) Bylaw, you are hereby Ordered to:

- **Vacate the property by no later than May 31, 2024.** Section 47 (k) of the Residential Tenancy Act requires that one month notice be given all tenants. To meet this requirement you must serve the Notice to End Tenancy no later than April 30, 2024.
- **Provide copies of all served Notices to End Tenancy to staff by May 3, 2024. Email copies to bvarn@newwestcity.ca**
- **Prior to May 31, 2024, ensure any units that are vacated early are not reoccupied.**
- **If you have not already done so, install smoke detectors in each unit *immediately* to increase the safety to tenants during the interim period between issuance of the Notice to End Tenancy and termination of tenancy.**

Failure to comply with the above will result in enforcement action being taken against you including, but not limited to, additional fines and possible legal proceedings in the Supreme Court of British Columbia. If the latter course of action is taken, the City would seek Court costs against you.

If you have any questions regarding the content of this letter please contact me at 604-527-4603 or by email at bvarn@newwestcity.ca .

Regards,



Bal Varn
Senior Property Use Coordinator

Cc: M. Racenello/S. Trachta – Building Division, City of New Westminster
C. Paterson/I. Li – Fire Prevention Services, New Westminster Fire Rescue Services
K. Deighton – Manager, Integrated Services, City of New Westminster