

Attachment 5

May 1, 2024
Letter to Owner

VIA PROCESS SERVER

May 1, 2024

Mona H. Teymory
347 Pembina Street
New Westminister, BC V3M 5J5

Dear Ms. Teymory:

**Re: Unlawful Occupancy at 347 Pembina Street, New Westminister, BC
Our File No. 239-1322**

We are the solicitors for the City of New Westminister (the "City"), and have been asked to respond to you in relation to the occupancy of tenants and construction activities at 347 Pembina Street, New Westminister, BC (the "Property").

The City has made significant efforts to secure your cooperation in remediating various bylaw violations and safety concerns with respect to the Property. In particular, the City requires your cooperation in addressing your violations of the Zoning Bylaw No. 6680, 2001; the Building Bylaw No. 6897, 2003; the Business Regulation and Licensing (Rental Units) Bylaw No. 6926, 2004; and the Fire Prevention Bylaw No. 6940, 2004. We are also advised that there are multiple violations involving Provincial health and safety legislation, including the BC Building Code, BC Plumbing Code, BC Fire Code, and the BC Safety Standards Act.

Given the immediate fire and life-safety hazards at the Property, the City has ordered you in its prior letters to vacate all tenants from the Property by May 31, 2024. The City has provided you with sufficient time to issue a Notice to End Tenancy to your tenants to comply with this request.

We require written notice from you within 7 days of service of this letter providing confirmation of your intention to rectify these deficiencies and violations. We also require you to contact our office to develop a detailed plan to address the aforementioned bylaw violations, which is to include a reasonable timeline for compliance. We will work closely with you to ensure that these deficiencies and violations are addressed reasonably and in a timely manner.

WWW.YOUNGANDERSON.CA

1616 - 808 Nelson Street, Box 12147 Nelson Square, Vancouver, BC V6Z 2H2 | tel: 604.689.7400 | fax: 604.689.3444 | toll free: 1.800.665.3540
201 - 1456 St. Paul Street, Kelowna, BC V1Y 2E6 | tel: 250.712.1130 | fax: 250.712.1180

If you continue to remain uncooperative, we have instructions to proceed with all legal options available to the City, which includes its authority under the *Local Government Act* and the *Community Charter*, and legal action in the Supreme Court of British Columbia to prevent further use of the unlawful suites, and to compel your compliance with the various municipal bylaws mentioned above. In the case of the commencement of an action in the Supreme Court of British Columbia, the City intends to seek court costs against you.

The City may also continue to issue tickets by way of bylaw offence notices, and by municipal ticketing.

Please let me know if you have any questions or concerns with respect to the foregoing.

Yours truly,

YOUNG, ANDERSON

A handwritten signature in black ink that reads "Chris G-G". The signature is written in a cursive, flowing style.

Christopher Gallardo-Ganaban

gallardo@younganderson.ca

CGG/cgg