

Attachment 11

*October 30, 2024
Inspection Photos*

347 Pembina Street, New Westminster
October 30, 2024

Photo 1 – image of Notice posted by Owner on unit door on the ground level of the dwelling.

October 30, 2024 at 10:16 AM
New Westminster

A

OFFICIAL NOTICE:

The city of New Westminster will be conducting a routine inspection of the premises as per compliance with Building Code of BC on **Oct.30th 2024 at 10AM.**

To be compliant with city requests – **everyone must leave the premises between 930am to 11am on October.30th** Access to your space will be required, but preparation is not required.

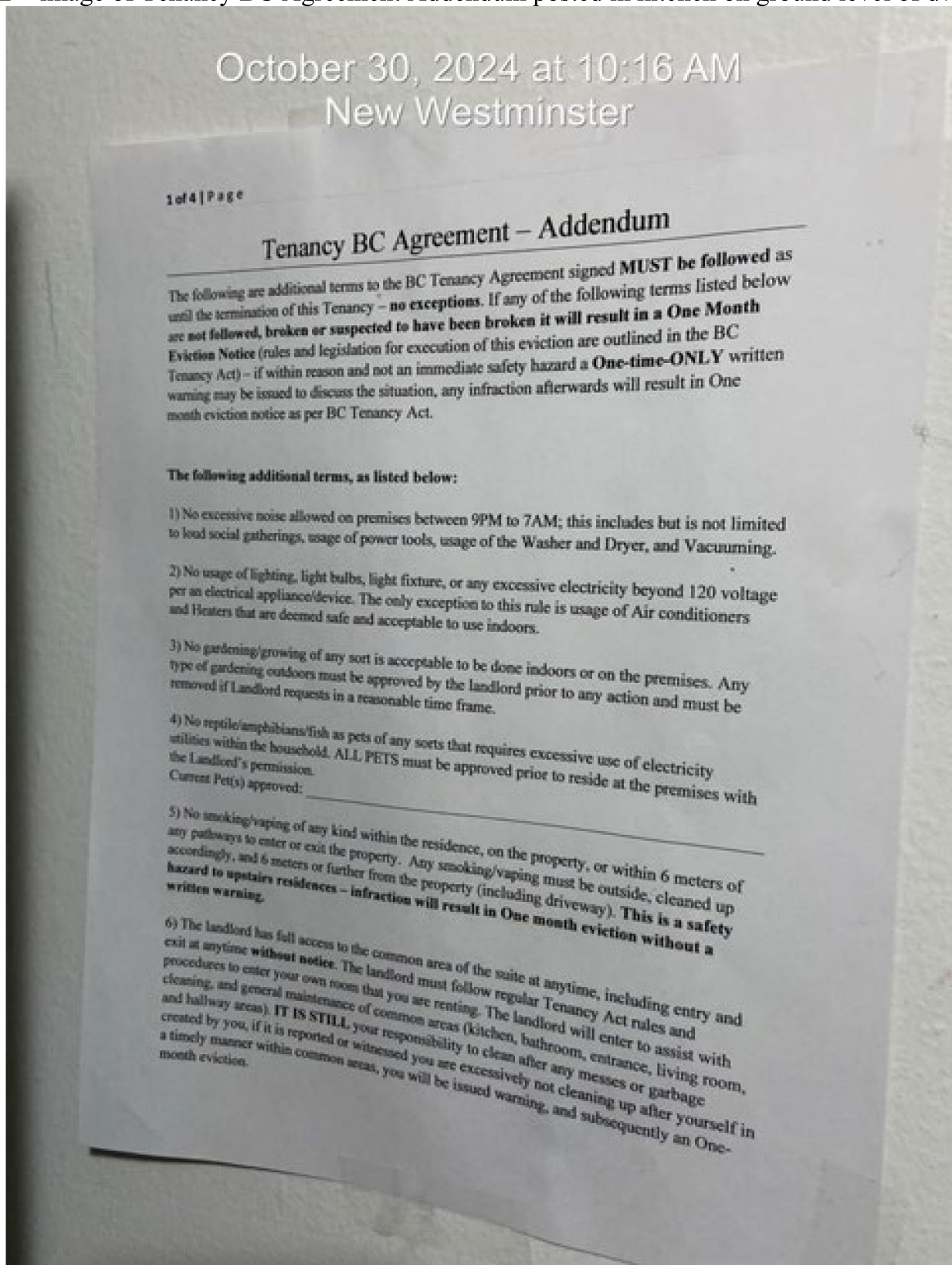
If non-compliance City of New Westminster will have Police attend to have you escorted off property if necessary.

I recognize this has been a very hard time for all of us at home. But, I'm working diligently to ensure we work with the City of New Westminster to have this all resolved.

Sincerely,

Mona

Photo 2 – image of Tenancy BC Agreement Addendum posted in kitchen on ground level of dwelling.



October 30, 2024 at 10:16 AM
New Westminster

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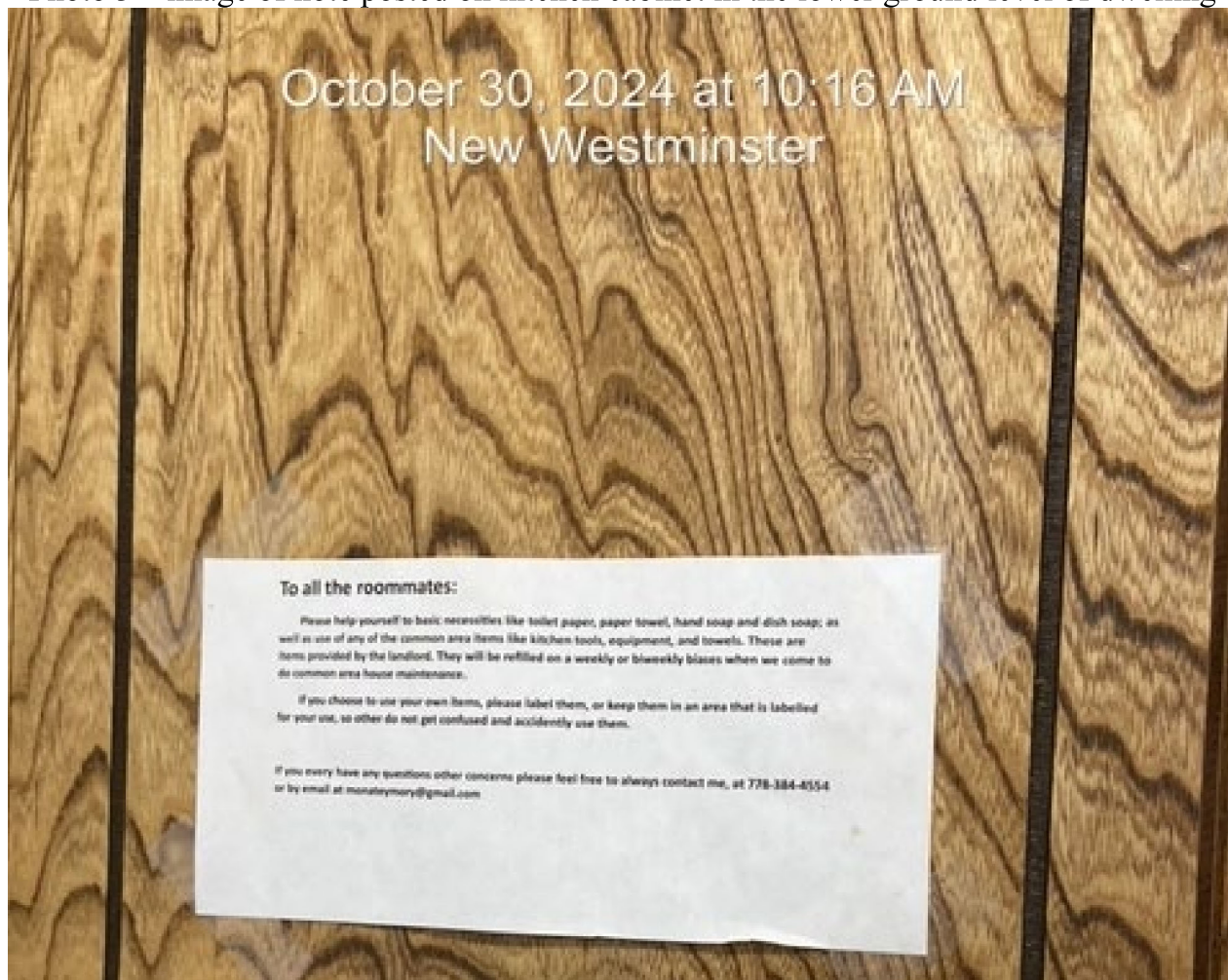
Tenancy BC Agreement – Addendum

The following are additional terms to the BC Tenancy Agreement signed **MUST be followed** as until the termination of this Tenancy – **no exceptions**. If any of the following terms listed below are **not followed, broken or suspected to have been broken it will result in a One Month Eviction Notice** (rules and legislation for execution of this eviction are outlined in the BC Tenancy Act) – if within reason and not an immediate safety hazard a **One-time-ONLY** written warning may be issued to discuss the situation, any infraction afterwards will result in One month eviction notice as per BC Tenancy Act.

The following additional terms, as listed below:

- 1) No excessive noise allowed on premises between 9PM to 7AM; this includes but is not limited to loud social gatherings, usage of power tools, usage of the Washer and Dryer, and Vacuuming.
- 2) No usage of lighting, light bulbs, light fixture, or any excessive electricity beyond 120 voltage per an electrical appliance/device. The only exception to this rule is usage of Air conditioners and Heaters that are deemed safe and acceptable to use indoors.
- 3) No gardening/growing of any sort is acceptable to be done indoors or on the premises. Any type of gardening outdoors must be approved by the landlord prior to any action and must be removed if Landlord requests in a reasonable time frame.
- 4) No reptile/amphibians/fish as pets of any sorts that requires excessive use of electricity utilities within the household. ALL PETS must be approved prior to reside at the premises with the Landlord's permission.
Current Pet(s) approved: _____
- 5) No smoking/vaping of any kind within the residence, on the property, or within 6 meters of any pathways to enter or exit the property. Any smoking/vaping must be outside, cleaned up accordingly, and 6 meters or further from the property (including driveway). **This is a safety hazard to upstairs residences – infraction will result in One month eviction without a written warning.**
- 6) The landlord has full access to the common area of the suite at anytime, including entry and exit at anytime **without notice**. The landlord must follow regular Tenancy Act rules and procedures to enter your own room that you are renting. The landlord will enter to assist with cleaning, and general maintenance of common areas (kitchen, bathroom, entrance, living room, and hallway areas). **IT IS STILL** your responsibility to clean after any messes or garbage created by you, if it is reported or witnessed you are excessively not cleaning up after yourself in a timely manner within common areas, you will be issued warning, and subsequently an One-month eviction.

Photo 3 – image of note posted on kitchen cabinet in the lower ground level of dwelling



To all the roommates:

Please help yourself to basic necessities like toilet paper, paper towel, hand soap and dish soap; as well as use of any of the common area items like kitchen tools, equipment, and towels. These are items provided by the landlord. They will be refilled on a weekly or biweekly basis when we come to do common area house maintenance.

If you choose to use your own items, please label them, or keep them in an area that is labelled for your use, so other do not get confused and accidentally use them.

If you every have any questions other concerns please feel free to always contact me, at 778-384-8354 or by email at monaleymory@gmail.com

Photo 4 – Room “A” on lower ground level of dwelling



Photo 5 – Image of lower ground level kitchen at dwelling



Photo 6/7/8 – Room “D” on lower ground level of dwelling



Photo 9 – Notice posted by Owner to Room “C” (same as room “A”)

October 30, 2024 at 10:18 AM
New Westminster

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Sincerely,

Mona

Photo 10 – Image of Room “B” on lower ground level of dwelling

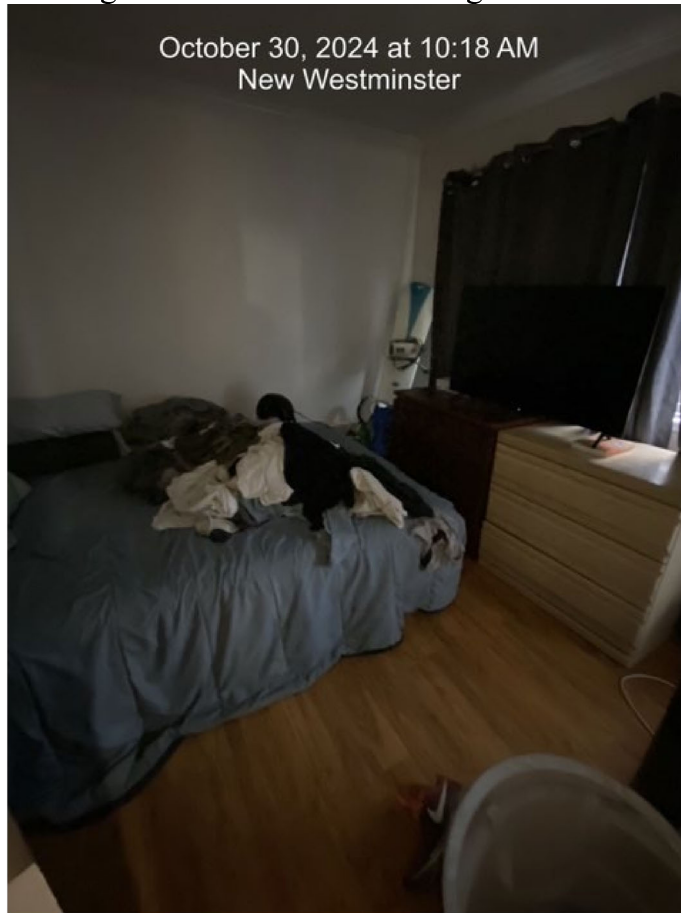


Photo 11 and 12 – image of living space on main floor of dwelling



Photo 12 – Image of kitchen on main floor of dwelling

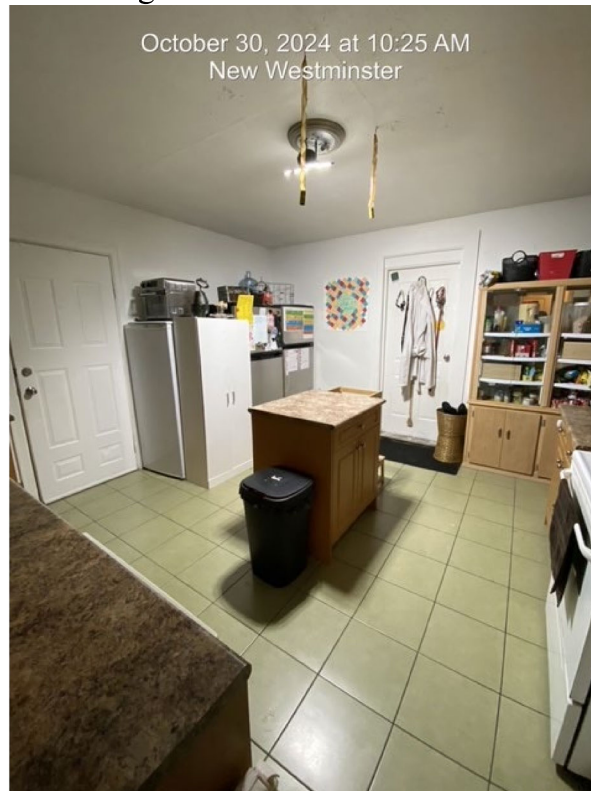


Photo 13 – image of electrical plug still not corrected

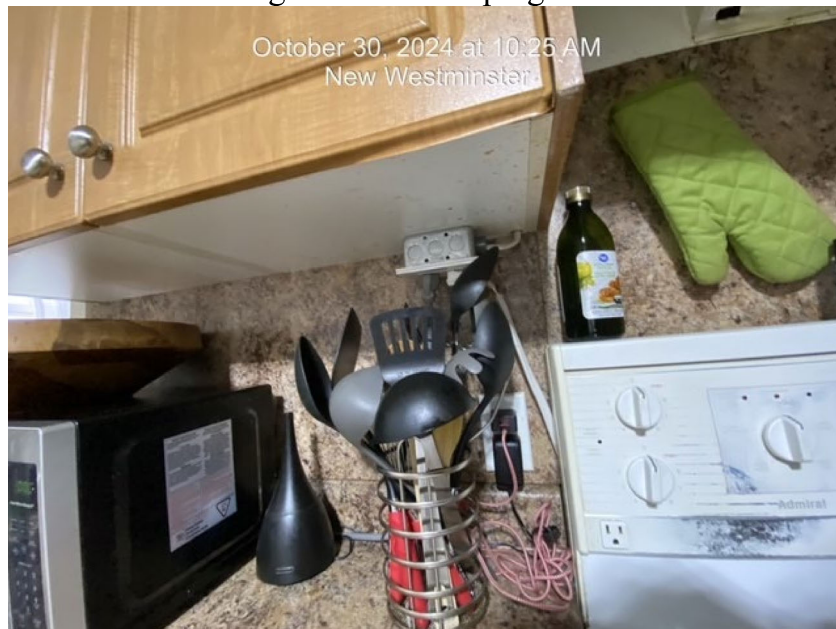


Photo 14 – Image of bedroom that is on the enclosed deck. Access is from the main floor kitchen



Photo 15 - Image of laundry schedule posted above the washer and dryer at north side of the dwelling

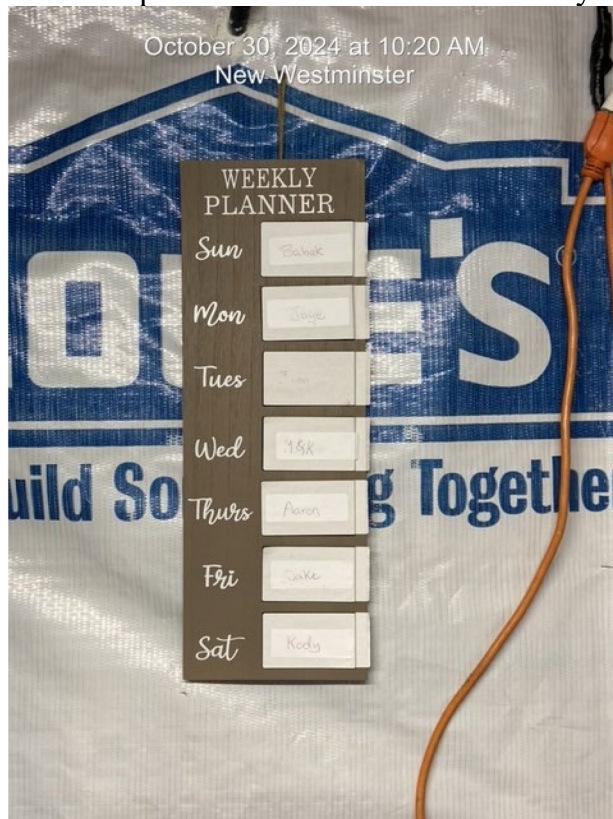


Photo 16/17 – Image of rear basement suite bedrooms. This area is located under the enclosed deck



Photo 18 – image of rear basement suite living space



Photo 19 – image of rear basement suite kitchen



Photo 20 – image of rear basement suite bathroom



End of Appendix