



**PUBLIC MINUTES  
PROPERTY MAINTENANCE APPEALS BOARD**

**Monday, April 9, 2018, 3:30 p.m.  
Committee Room B, City Hall**

**PRESENT:** Mr. Michael Brockbank, A/Chair  
Mr. Roy Fleming, Member  
Mr. Donald Stiller, Member  
Mr. Dan Wiks, Member

**ABSENT:** Mr. Ian Oliver, Chair

**ALSO PRESENT:** Mr. Trent Lee, Municipal Inspector  
Mr. Dave Faulkner, A/Fire Marshal and Municipal Inspector  
Secretary, Ms. Debby Sackmann

- 1. Property Maintenance Appeal No. 02-2018  
Bylaw No. 8175 – The Property Maintenance & Nuisance Abatement Bylaw, 2003  
1827B Avenue D North – 18-ORC-016  
Jack Grover  
(File No. PMAB. 4410-018-002)**

Introductions were held. The A/Chair commenced the hearing at 3:32 p.m. and briefly outlined the procedures that would be followed during the course of the hearing.

**APPEARED FOR THE APPELLANT:**

Mr. Jagdish (Jack) Grover

**APPEARED FOR THE RESPONDENT:**

Mr. Trent Lee, Municipal Inspector, Saskatoon Fire Department  
Mr. Dave Faulkner, Acting Fire Marshal and Municipal Inspector, Saskatoon Fire Department

**GROUNDS AND ISSUES:**

The Appellant, Jack Grover, launched an appeal under Section 56(1) of *Bylaw No. 8175 – The Property Maintenance & Nuisance Abatement Bylaw, 2003* and Section 329 of *The Cities Act*, in connection with an Order to Remedy Contravention 18-ORC-016 for the property at 1827B Avenue D North. The Order to Remedy outlined the following:

“1. CONTRAVENTION:

An accumulation of garbage bags, tires, cardboard, wood, shopping cart, upholstered chair, television, plastic, wood, plastic cooler, mattress, box spring, vacuum, bike parts, couch, food waste, wooden pallets, blue tarp, wooden sheeting, orange bags wooden furniture pieces, and other junk and debris stored on the property creates an unsightly condition and provides a home for rodents and insects. This situation is also creating a nuisance and is affecting the amenity of the neighbourhood.

YOU ARE HEREBY DIRECTED TO:

By no later than March 18, 2018, garbage bags, tires, cardboard, wood, shopping cart, upholstered chair, television, plastic, wood, plastic cooler, mattress, box spring, vacuum, bike parts, couch, food waste, wooden pallets, blue tarp, wooden sheeting, orange bags wooden furniture pieces, and other junk and debris from the property.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 3(h), 5, 9, 12 and 14.

2. CONTRAVENTION:

A junked vehicle is located on the property. A White Dodge F40 Motorhome VIN# F44CF7V03290 with no license plate on vehicle. It is abandoned condition and being used for storage. This creates an unsightly condition and affects the amenity of the neighbourhood.

YOU ARE HEREBY DIRECTED TO:

By no later than March 18, 2018, contact and provide verification to the Inspector by operating the vehicle in the presence of the Inspector that the White Dodge F40 Motorhome VIN# F44CF7V03290 with no license plate is in an operable condition with valid registration plates attached -OR- remove the junked vehicle from the property -OR- place the junked vehicle inside a permitted structure.

Property Maintenance & Nuisance Abatement Bylaw 8175, Sections 3(f), 3(h), 5, 10 and 14.

3. CONTRAVENTION:

A junked vehicle is located on the property. A White Ford Econoline cargo van with license plate VIN 149 KLV, not visible. There is a broken window on the right hand rear door of the vehicle. This creates an unsightly condition and affects the amenity of the neighbourhood.

**YOU ARE HEREBY DIRECTED TO:**

By no later than March 18, 2018, contact and provide verification to the Inspector by operating the vehicle in the presence of the Inspector that the White Ford Econoline cargo van with license plate VIN 149 KLV is in an operable condition with valid registration plates attached -OR- remove the junked vehicle from the property -OR- place the junked vehicle inside a permitted structure.

Property Maintenance & Nuisance Abatement Bylaw 8175, Sections 3(f), 3(h), 5, 10 and 14.

Note: The owner is responsible to comply with all other Acts and Regulations, building permits, electrical and plumbing permits.”

As set out in the Notice of Appeal to the Property Maintenance Appeals Board (Exhibit A.1), the Appellant outlined the reasons for appealing, as follows:

“Need more time to dispose the vehicles.”

**EXHIBITS:**

- Exhibit A.1: Notice of Appeal from Jack Grover to the Property Maintenance Appeals Board, received in City Clerk’s Office on March 15, 2018.
- Exhibit B.1: Notice of Hearing dated March 21, 2018.
- Exhibit R.1: Order to Remedy Contravention 18-ORC-016 dated March 2, 2018, for the property at 1827B Avenue D North, received in City Clerk’s Office on March 2, 2018.
- Exhibit R.2: Site photographs, submitted by the Municipal Inspector, received in the City Clerk’s Office on March 23, 2018.
- Exhibit R.3: Site photographs, submitted by the Municipal Inspector at the hearing, dated April 9, 2018.

**SUPPLEMENTARY NOTATIONS:**

The Respondent, Mr. Trent Lee, Municipal Inspector, and the Appellant, Mr. Jack Grover, affirmed that any evidence given in this hearing would be the truth.

The Respondent and Appellant gave evidence and argument as outlined in the Record of Decision dated April 16, 2018.

The hearing concluded at 3:41 p.m.

**RESOLVED:** That for the reasons outlined in the Record of Decision dated April 16, 2018, the Board determined that the requirements of the Order to Remedy Contravention 18-ORC-016, dated March 2, 2018, with respect to the property at 1827B Avenue D North be **EXTENDED** to **June 1, 2018**; and

That the requirements of the Order to Remedy Contravention 18-ORC-016, dated March 2, 2018, with respect to the property located at 1827B Avenue D North be **UPHELD** for *Contraventions 2 and 3*.

2. **Property Maintenance Appeal No. 03-2018**  
***Bylaw No. 8175 – The Property Maintenance & Nuisance Abatement Bylaw, 2003***  
**1827A Avenue D North – 18-ORC-021**  
**Jack Grover**  
**(File No. PMAB. 4410-018-003)**

Introductions were held. The A/Chair commenced the hearing at 3:42 p.m. and briefly outlined the procedures that would be followed during the course of the hearing.

**APPEARED FOR THE APPELLANT:**

Mr. Jagdish (Jack) Grover

**APPEARED FOR THE RESPONDENT:**

Mr. Trent Lee, Municipal Inspector, Saskatoon Fire Department  
Mr. Dave Faulkner, Acting Fire Marshal and Municipal Inspector, Saskatoon Fire Department

**GROUND AND ISSUES:**

The Appellant, Jack Grover, launched an appeal under Section 56(1) of *Bylaw No. 8175 – The Property Maintenance & Nuisance Abatement Bylaw, 2003* and Section 329 of *The Cities Act*, in connection with an Order to Remedy Contravention 18-ORC-021 for the property at 1827A Avenue D North. The Order to Remedy outlined the following:

“1. **CONTRAVENTION:**

There are broken windows in the front and rear dwelling units of the structure.

**YOU ARE HEREBY DIRECTED TO:**

By no later than April 1, 2018, replace the broken windows with double glazed (glass) materials in all window openings that separate the heated space of the dwellings interior and the outside area. Windows must have acceptable locks on openable windows within 2m of ground level and acceptable screens on all openable windows. Every sleeping room shall have a least one openable window. Windows serving sleeping rooms shall provide unobstructed opening with areas not less than 0.35 square meters and with no dimension less than the 380mm.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 26.

2. CONTRAVENTION:

The eaves trough and downspouts are plugged. Water off the roof is no longer being carried away from the building so as not to cause dampness.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, clean and repair eaves trough and downspouts in order to carry water off the roof away from the building and be maintained in a watertight condition in good repair.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 24.

3. CONTRAVENTION:

The exterior doors and its door frames located at the entrances of this dwelling unit are damaged.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, repair the exterior doors and the door frames so that when closed, are reasonably tight-fitting in their frame. All exterior doors shall have an acceptable locking mechanism.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 26.

4. CONTRAVENTION:

Windows are broken, cracked and missing screens throughout the single-family dwelling unit.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, repair or replace the damaged windows and install double glazed (glass) materials in all window openings that separate the heated space of the dwellings interior and the outside area. Windows must have acceptable locks on openable windows within 2m of ground level and acceptable screens on all openable windows. Every sleeping room shall have a least one openable window. Windows serving sleeping rooms shall provide unobstructed opening with areas not less than 0.35 square meters and with no dimension less than the 380mm.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 26.

5. CONTRAVENTION:

Interior doors in the unit have holes, are covered in dirt and filth and their latching hardware is no longer able to perform its function. Most of the interior doors and their latching hardware have sustained damage throughout this dwelling unit.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, clean, repair or replace the damaged interior doors and their latching hardware where required throughout the dwelling unit. Interior finishing shall be maintained in a reasonably clean and sanitary condition and painted or finished in a suitable manner.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 30.

6. CONTRAVENTION:

Interior walls throughout this dwelling are dirty, have holes and are covered in dirt and stains.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, repair or replace the holes in the interior walls so that they are free of holes, finished and painted in a suitable manner and maintained in a reasonably clean and sanitary condition.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 30.

7. CONTRAVENTION:

The tub surround serving the basement unit's bath tub is peeling away from the wall, damaged and no longer providing a water tight environment.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, repair or replace the tub surround serving the bath tub in the basement unit's bath tub.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 32.

8. CONTRAVENTION:

The mechanical ventilation fan in the upstairs and downstairs unit's bathroom is in disrepair, does not perform its function and is very dirty.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, repair and clean or replace the mechanical ventilation fan so that it will perform the function it is designed to perform.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 44.

9. CONTRAVENTION:

The flooring is ripped or broken and missing pieces in places in the front and rear dwelling units whether its linoleum, tile or laminate flooring.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, repair or replace the flooring where it is broken, missing or ripped in order to maintain the flooring in a reasonable state of repair.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 29.

10. CONTRAVENTION:

The dwelling unit is not being maintained in a safe and sanitary condition. The walls, floors, doors and other surfaces are filthy from an accumulation of years of lack of cleaning, previous tenants and multiple occupants.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, clean the walls, floors, doors and other surfaces in order to provide a safe and sanitary environment for the occupants.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12 and 41.

11. CONTRAVENTION:

The exterior vinyl siding is cracked, broken and falling off of the house. The exterior finishing is no longer capable of providing a protective surface from deterioration due to moisture penetration.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1 2018, repair or replace the exterior vinyl siding with an application of stucco, brick, stone facing or other similar protective surface to protect the walls from deterioration due to moisture penetration.

Property Maintenance and Nuisance Abatement Bylaw 8175, Sections 12, 22 and 23.

12. CONTRAVENTION:

There is a smell within this single-family dwelling unit that is the result of an unsanitary and unsafe condition that exists within the home from garbage and open food inside the house.

YOU ARE HEREBY DIRECTED TO:

By no later than March 18, 2018, clean up the garbage and open food throughout the single-family dwelling unit and ensure proper cleaning of the interior finishing's is completed.

Property Maintenance and Nuisance Abatement Bylaw 8175, Section 12 and 41.

13. CONTRAVENTION:

The plumbing throughout this unit is leaking, there are missing fixtures in the bathroom, and the toilets are damaged and missing parts.

YOU ARE HEREBY DIRECTED TO:

By no later than April 1, 2018, restore all plumbing back to good working order and free from leaks or other defects.

Property Maintenance and Nuisance Abatement Bylaw 8175, Section 12 and 32.

14. CONTRAVENTION:

Electrical services are to be checked in the house as there are several extension cords being used for permanent power.



**YOU ARE HEREBY DIRECTED TO:**

By no later than April 1, 2018, remove extension cords and obtain the services of a journeyman electrician to repair or install approved electrical receptacles.

Property Maintenance & Nuisance Abatement Bylaw 8175 Section 36.

Note: The owner is responsible to comply with all other Acts and Regulations, building permits, electrical and plumbing permits.”

As set out in the Notice of Appeal to the Property Maintenance Appeals Board (Exhibit A.1), the Appellant outlined the reasons for appealing, as follows:

“Need more time, so much work to do.”

**EXHIBITS:**

Exhibit A.1: Notice of Appeal from Jack Grover to the Property Maintenance Appeals Board, received in City Clerk’s Office on March 15, 2018.

Exhibit B.1: Notice of Hearing dated March 21, 2018.

Exhibit R.1: Order to Remedy Contravention 18-ORC-021 dated March 6, 2018, for the property at 1827A Avenue D North, received in City Clerk’s Office on March 7, 2018.

Exhibit R.2: Site photographs, submitted by the Municipal Inspector, received in the City Clerk’s Office on March 23, 2018.

**SUPPLEMENTARY NOTATIONS:**

The Respondent, Mr. Trent Lee, Municipal Inspector, and the Appellant, Mr. Jack Grover, affirmed that any evidence given in this hearing would be the truth.

The Respondent and Appellant gave evidence and argument as outlined in the Record of Decision dated April 16, 2018.

The hearing concluded at 3:52 p.m.

**RESOLVED:** That for the reasons outlined in the Record of Decision dated April 16, 2018, the Board determined that the requirements of the Order to Remedy Contravention 18-ORC-021, dated March 6, 2018, with respect to the property at 1827A Avenue D North be **EXTENDED** to **June 1, 2018**.

**3. ADOPTION OF MINUTES**

**Moved By:** D. Wiks

That the minutes of meeting held on January 3, 2018, be adopted.

**CARRIED**

The meeting adjourned at 4:02 p.m.

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Mr. Michael Brockbank, A/Chair

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Ms. Debby Sackmann, Secretary