



**PUBLIC MINUTES
PROPERTY MAINTENANCE APPEALS BOARD**

**Wednesday, July 8, 2015, 3:30 p.m.
Committee Room B, City Hall**

PRESENT: Mr. Ian Oliver, Chair
Mr. Michael Brockbank, Vice-Chair
Mr. Donald Stiller, Member
Secretary, Ms. Debby Sackmann

- 1. PROPERTY MAINTENANCE APPEAL NO. 03-2015
BYLAW NO. 8175 – THE PROPERTY MAINTENANCE & NUISANCE
ABATEMENT BYLAW, 2003
YUAN YUAN ZUO
1810 CUMBERLAND AVENUE SOUTH
(FILE NO. PMAB. 4410-015-003)**

Introductions were held. The Chair commenced the hearing at 3:30 p.m. and briefly outlined the procedures that would be followed during the course of the hearing.

APPEARED FOR THE APPELLANT:

Mr. Min Hu representing Ms. Yuan Yuan Zuo

APPEARED FOR THE RESPONDENT:

Ms. Trudy Bartel, Municipal Inspector, Saskatoon Fire Department
Mr. Wayne Rodger, Fire Marshal and Municipal Inspector, Saskatoon Fire Department

GROUNDS AND ISSUES:

The Appellant, Yuan Yuan Zuo, 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 for the property at 1810 Cumberland Avenue South. The Order to Remedy outlined the following:

“1. CONTRAVENTION:

An accumulation of new and used lumber, building materials, indoor furniture, bicycle trailer, dismantled bicycles, bicycle parts, scrap metal, cardboard, cardboard boxes, plastic containers, beds, mattresses, small appliances, beverage containers, steam cleaners, air conditioner, luggage, rugs, tarps, extension cords, branches, cut down trees, stove, tires, buildup of dead vegetation, garbage, 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 June 17, 2015, remove the accumulation new and used lumber, building materials, indoor furniture, bicycle trailer, dismantled bicycles, bicycle parts, scrap metal, cardboard, cardboard boxes, plastic containers, beds, mattresses, small appliances, beverage containers, steam cleaners, air conditioner, luggage, rugs, tarps, extension cords, branches, cut down trees, stove, tires, buildup of dead vegetation and all other garbage, junk and debris from the property.

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

2. **CONTRAVENTION:**

The metal accessory building is not being maintained in a state of good repair. The door is in an open position leaving the accessory building is open and unsecure. This situation is creating a nuisance and may affect the amenity of the neighbourhood.

YOU ARE HEREBY DIRECTED TO:

By no later than June 17, 2015, provide a means of closing and securing the accessory building or remove the accessory building and all its contents from the property.

Property Maintenance & Nuisance Abatement Bylaw 8175, Sections 3(h), 5, 12, and 19.

3. **CONTRAVENTION:**

Overgrown grass and weeds on this property exceed 20 centimetres in height.

YOU ARE HEREBY DIRECTED TO:

By no later than June 17, 2015, cut down and remove all overgrown grass and weeds from all areas of this property.

Property Maintenance & Nuisance Abatement Bylaw 8175, Sections 3(h) 5, 8 and 14.”

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:

“The property is rent to tenants, the owner just received and saw this notice on June 13th, 2015. After received notice, she consulted with rentalsman office. The response from hearing officer is that owner cannot touch tenants’ belongings, so notice should be given to tenants request them to remove “junks” from backyard. If the tenants do not do correction. Owner can give one month eviction notice. Now the owner had sent notice to tenants on June 16, 2015. And we need allow reasonable time June 23, 2015 for tenants to remove. If they don’t remove “junks”, we need a calendar month to evict them and then we can remove their “junks.” That will be August 1, 2015. We appeal and would ask for extension till August 2nd, 2015 for the order to be done. Thanks!”

EXHIBITS:

- Exhibit A.1: Notice of Appeal from Yuan Yuan Zuo to the Property Maintenance Appeals Board, received in City Clerk’s Office on June 16, 2015.
- Exhibit B.1: Notice of Hearing dated July 2, 2015.
- Exhibit R.1: Order to Remedy Contravention dated June 3, 2015, for the property at 1810 Cumberland Avenue South, received in City Clerk’s Office on June 3, 2015.
- Exhibit R.2: Site photographs, submitted by the Municipal Inspector, dated June 1, 2015, received in the City Clerk’s Office on June 18, 2015.

SUPPLEMENTARY NOTATIONS:

The Respondent, Ms. Trudy Bartel, Municipal Inspector, and the Appellant, Mr. Min Hu, affirmed that any evidence given in this hearing would be the truth.

The Respondent and Appellant gave evidence and arguments as outlined in the Record of Decision dated July 20, 2015.

The hearing concluded at 3:44 p.m.

RESOLVED: That for the reasons outlined in the Record of Decision dated July 20, 2015, the Board determined that the requirements of the Order to Remedy Contravention, dated June 3, 2015, with respect to the property at 1810 Cumberland Avenue South be **UPHELD** and that the date for compliance only for Contravention 1 be **EXTENDED to August 7, 2015.**

**2. PROPERTY MAINTENANCE APPEAL NO. 04-2015
BYLAW NO. 8175 – THE PROPERTY MAINTENANCE & NUISANCE
ABATEMENT BYLAW, 2003
JAGDISH GROVER
326 AVENUE F SOUTH
(FILE NO. PMAB. 4410-015-004)**

Introductions were held. The Chair commenced the hearing at 4:10 p.m. and briefly outlined the procedures that would be followed during the course of the hearing.

APPEARED FOR THE APPELLANT:

Mr. Jagdish Grover (Absent)

APPEARED FOR THE RESPONDENT:

Mr. Wayne Rodger, Fire Marshal and Municipal Inspector, Saskatoon Fire Department

GROUNDS AND ISSUES:

The Appellant, Jagdish 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 for the property at 326 Avenue F South. The Order to Remedy outlined the following:

“1. CONTRAVENTION:

This building has sustained extensive smoke and fire damage to its structural components and the interior of the garage of a fire that occurred on May 21, 2015. There is fire, smoke, and water damage within the building. The structural stability of the building is questionable as the garage at this location has sustained damage to the roof structure. There is structural damage to the top of the rear exterior wall. There is damage to the smoke and fire damage to the rafters, roof sheathing, exterior cladding, soffits, and fascia.

YOU ARE HEREBY DIRECTED TO:

By no later than July 9, 2015, replace all the damaged rafters, roof sheathing, exterior cladding, soffits, and fascia. Replace missing or damaged exterior finish material on the entire building to avoid an unsightly condition and protect the

components from moisture penetration. This property shall be kept secured at all times to prevent unauthorized entry.

Property Maintenance and Nuisance Abatement Bylaw 8175, Section 2, 3(h), 4, 5, 6, 7, 9, 19 and 23.”

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:

- “1. As there is lot of damage to the garage as I want to fix and repair, I need more time till July 31/2015. Thanks.”

EXHIBITS:

- Exhibit A.1: Notice of Appeal from Jagdish Grover to the Property Maintenance Appeals Board, received in City Clerk’s Office on June 8, 2015.
- Exhibit B.1: Notice of Hearing dated June 24, 2015.
- Exhibit R.1: Order to Remedy Contravention dated May 28, 2015, for the property at 326 Avenue F South, received in City Clerk’s Office on May 28, 2015.
- Exhibit R.2: Site photographs, submitted by the Municipal Inspector, dated May 21 and 27, 2015, received in the City Clerk’s Office on July 2, 2015.
- Exhibit R.3: Site photographs, submitted by the Municipal Inspector at the hearing, dated July 8, 2015.

SUPPLEMENTARY NOTATIONS:

The Respondent, Mr. Wayne Rodger, Fire Marshal and Municipal Inspector, affirmed that any evidence given in this hearing would be the truth.

The Respondent gave evidence and argument as outlined in the Record of Decision dated July 20, 2015.

The hearing concluded at 4:16 p.m.

RESOLVED: That for the reasons outlined in the Record of Decision dated July 20, 2015, the Board determined that the requirements of the Order to Remedy Contravention, dated May 28, 2015, with respect to the property at 326 Avenue F South be **UPHELD** and the date for compliance be **EXTENDED** to **JULY 31, 2015**.

3. ADOPTION OF MINUTES

Moved By: Mr. Brockbank

That the minutes of meeting held on March 4, 2015, be adopted.

CARRIED

The meeting adjourned at 4:20 p.m.

Mr. Ian Oliver, Chair