



Municipal Licensing and Standards Committee Minutes

August 20, 2025, 2:00 p.m.
Virtual Meeting

Present: Justin Crichlow
Heather Harty
Frank Mielewczyk
Gowri Shakthi
Brandon Walker, Chair

Also Present: Kate Novia, Staff Liaison, Supervisor of By-law and Animal Services
Austin Mai, Enforcement Services Officer
Heather Ellis, Council and Committee Coordinator (Recording Secretary)

1. Call to Order

K. Novia, Supervisor of By-law and Animal Services, addressed the appellant and introduced the Committee. Ms. Novia outlined the authority of the Municipal Licensing and Standards Committee and explained that the Committee has all of the powers of the Property Standards Officer and may confirm, rescind, or modify the Order.

2. Declarations of Conflict of Interest

There were no declarations of conflict of interest.

3. Appeal Hearing

3.1 Property Standards Order Appeal

19 Corridale Avenue

Appeal # PSA 25-02, File/Order # 25-105365

A. Mai, Enforcement Services Officer, provided an overview of what led to the issuance of the Property Standards Order for 19 Corridale Avenue on June 20, 2025. Mr. Mai stated that the front porch support beams were in

a state of disrepair and deterioration. Mr. Mai further stated there was a bend in the support beam for the upper balcony of the front porch. Mr. Mai requested that the Committee confirm the Order.

A brief question and answer period ensued between the Committee and Mr. Mai regarding:

- whether the deterioration of the beam was limited to the exterior wood or impacted the primary support beam underneath;
- details about access to the second level balcony;
- details leading to presumptions that the property was vacant;
- whether the grass on the property was being maintained; and,
- whether the Landlord and Tenant Board case would impact the compliance date.

Y. Zhou, the appellant, appeared before the Committee. Ms. Zhou stated that the tenant was not providing access to the property and an eviction order for the tenant was being pursued through the Landlord and Tenant Board. Ms. Zhou requested that the Committee modify the compliance date of the order to December 2025.

A brief question and answer period ensued between the Committee and Ms. Zhou regarding:

- information about meetings with the Landlord and Tenant Board;
- how long Ms. Zhou has been a landlord; and,
- whether Ms. Zhou made attempts to provide the tenant with a notice of entering the property for the purpose of inspecting and repairing the front porch.

The Committee excused the appellant, K. Novia, and A. Mai from the virtual meeting at 2:25 p.m. and reviewed the matter. The appellant, K. Novia, and A. Mai returned to the virtual meeting at 2:35 p.m.

Recommendation:

Moved by Heather Harty

That the Property Standards Order for 19 Corridale Avenue be confirmed.

Carried

4. Adjournment

Recommendation:

Moved by Frank Mielewczyk

That the meeting adjourn.

Carried

The meeting adjourned at 2:40 p.m.