

Emergency Order to Comply Immediate Danger

Pursuant to Subsection 15.10(1) of the *Building Code Act, 1992*

Order Number: 2024- 002

Date Order issued: March 7th, 2024.

Address to which Order applies:

Application/Permit Number:

121 Cavan Street Roll Number 1423 125 190 01502

Order issued to (name and address):

- 121 Cavan Street Inc.
c/o Shahrzad Larjani
Suite 200 – 550 Queen Street E.,
Toronto, Ontario M5A 1V2

The inspection on or about February 15th, 2024, at the above-referenced address found that the building poses an immediate danger to the health and safety of any person by reason of the following:

Description of Dangerous Conditions	Location	Measures
<i>Buildings are in various stages of deterioration and collapse, as noted by Lea Consulting Ltd, in a report dated February 29th, 2024, under the seal of Shahe Sagharian. Portions of Block #2 mentioned in the above report have experienced severe damage and substantial collapse including the west exterior wall that abuts a public thoroughfare poses an immediate safety concern</i>	121 Cavan Street, Port Hope, Ontario. Immediate reference to Block 2 and Secondary reference to Blocks 1, 3, 4, and 5.	15.10 (1) BCA Obtain all necessary permits. Take all necessary steps to remove or remediate the dangerous conditions noted for Block 2.
Required Remedial Repairs or other work to terminate the danger immediately		
<i>Take all necessary steps to carry out the work in relation to Block #2.</i>		
<i>Take all necessary steps to make all portions of the building safe and secure."</i>		

You are hereby ordered to take the remedial repairs, or other work to terminate the danger set out above, immediately.

Order issued by:

Name Claude Sevigny BCIN 21309

Signature  Telephone no. 1-905-488-2431 ext 2510

Contact name (optional) _____ Contact tel. number (optional) _____

Note:

- Emergency Powers: After making an order under subsection 15.10(1), the chief building official may, either before or after the order is served, take any measures necessary to terminate the danger and, for the purpose, the chief building official, an inspector and their agents may at any time enter upon the land and into the building in respect of which the order was made without a warrant. 2002, c.9, s.26
- No Liability: Despite subsection 31(2), the Crown, a municipality or a person acting on behalf of any of them is not liable to compensate the owner, occupant or any other person by reason of anything done by or on behalf of the chief building official or an inspector in the reasonable exercise of his or her powers under subsection 15.10(3) 2002, c.9, s.26; 2002, c.17, Sched. C, s.5(1)
- Lien: If the building is in a municipality, the amount determined by the judge to be recoverable shall be a lien on the land by the judge to be recoverable shall be a lien on the land and shall have priority lien status as described in section 1 of the *Municipal Act, 2001*
- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [*Building Code Act, 1992 s. 20*]
- An Order may be appealed to the Superior Court of Justice. [*Building Code Act, 1992 s. 25*]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [*Building Code Act, 1992 s. 24*]