Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	January 13, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Schedule A Invoice of 558 Redwood Ave
Appeal Invoice	25 244589 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 556 & 558 Redwood Ave

Appellant Name	Filomena Lupu & Richard Lupu
Property Owner	Filomena Lupu & Richard Lupu
Owner on record since	September 2020

Refund of an invoice is allowed under section 24 of the Vacant Building By-Law 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about February 28, 2025**.**

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Buildings By-law, sent a notification letter and brochure to the owners February 28, 2025. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the first vacant building inspection on July 3, 2025 and it was served by personal service to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

An inspection was conducted on July 17, 2025. In accordance with Section 15 of the Vacant Buildings By-law, a Schedule A invoice was sent on November 7, 2025.

Does LBE involvement pre-date this ownership timeframe: **NO**

Orders Caveated	0
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	2
Onsite Investigation	3
Declared Vacant	February 28, 2025
Information Package	February 28, 2025
# By-law Orders Issues	2
# of Remediations performed by City	0
# of Enforcement Actions (tickets)	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
5082375	CBES-NEIGH-GENERAL ORDER	06-26-2025	07-10-2025	OPEN
5221894	CBES-Neigh-Part 1- LITTERING AND GARBAGE ORDER	11-05-2025	11-20-2025	CLOSED

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
25 244589	VB Inspection	November 7, 2025	Paid

Communication

# of Phone calls	1
# of emails	3
# of in-person	0

Property Address: **558 Redwood Avenue**

2025









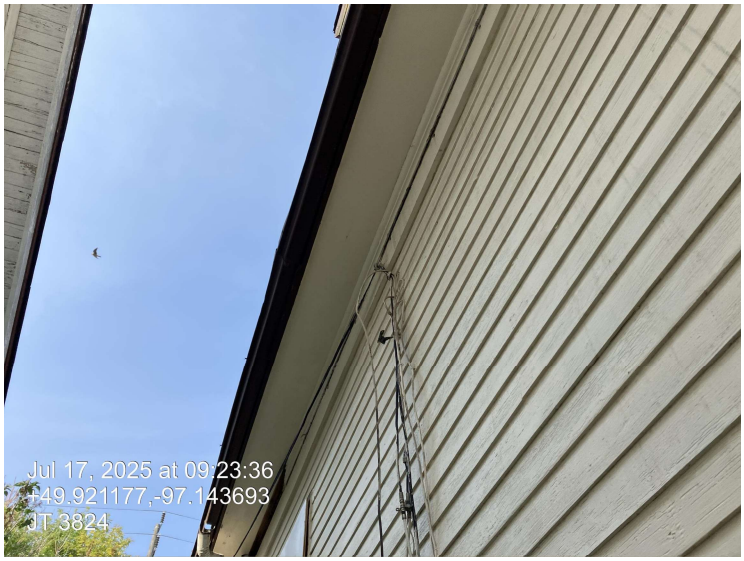




Property Address: **558 Redwood Avenue**

2025













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