CITY CLERKS WPG '25 NOV 27 12:06

City Clerk's Department
510 Main Street
Winnipeg, MB R3B 1B9

Date: November 26, 2025

**Re: Refund Request – Vacant Building Inspection Fee ($720)**
**Invoice Date: November 7, 2025 (Invoice #25 244589)**
**Property: 556/558 Redwood Avenue**

Dear Members of the Designated Committee,

I am submitting this formal request for a refund of the $720 Vacant Building Inspection Fee issued for 556/558 Redwood Avenue, pursuant to Section 24 of the Vacant Building By-law. I am the property owner and have been taking all reasonable steps to restore and re-occupy the building once the required permits—delayed for nearly a year—were finally approved.

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Division 5

## 1. Reasonable Steps Toward Re-Occupancy — Section 24(a)

I have taken all reasonable steps to rehabilitate the building and return it to occupancy. The required permits were only recently approved after extensive delays by the City, and contractors are now actively working on the property daily. Interior repairs, structural work, plumbing, electrical, and safety updates are underway. I have also installed fencing to prevent trespassing, repaired gutters, cleaned the yard, and secured the building at my own expense.

Despite these efforts, the building remained unoccupied solely because City permit approval was delayed for almost a full year. Both the by-law officer and I discussed these delays earlier in the year, and he acknowledged that the wait for permit approval prevented timely re-occupancy.

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Division 5

## 2. Compliance With All City By-laws — Section 24(b)

I have made all reasonable efforts to comply with City by-laws at all times and at all of my properties.

After receiving a recent litter notice on November 5, I addressed the issue immediately. The debris had been dumped on the property by trespassers overturning garbage bins in both the yard and the back lane area. I cleaned the property the same day, bagged the material, and disposed of it at my own cost. I emailed photos on November 17,

2025, to the By-law Enforcement office requesting confirmation that the property was in compliance and am awaiting a reply.

I have consistently cleaned graffiti at my own cost, completed repairs as required by inspectors, paid for boarding, installed fencing, and taken all steps to maintain the property responsibly during the period when construction could not begin.

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Division 5

## 3. Undue Financial Impact — Section 24(c)

Maintaining this fee would cause undue financial impact, particularly because:

- I lost nearly a full year of potential rental income due solely to permit delays.
- I incurred repeated cleanup and disposal costs due to trespassing and illegal dumping.
- I paid additional insurance deductibles due to multiple break-ins during the delay.
- I have already invested significantly in repairs, security, graffiti removal, and materials.

As a Winnipeg homeowner contributing almost $20,000 per year in property taxes, I have always acted responsibly and in good faith to maintain, repair, safeguard, and prepare the building for re-occupancy—as much as the City's permitting delays allowed.

**The intent of the Vacant Buildings By-law is to prevent dereliction, fire hazards, urban blight, and neglected properties. I fully agree with that purpose. My actions have been the opposite of what the by-law is meant to address—I have secured, cleaned, repaired, and actively worked to restore this property as soon as the City allowed construction to begin. Issuing an inspection fee in this situation does not advance the purpose of the by-law and instead adds unnecessary financial strain caused entirely by delays outside my control.**

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## 4. Prior Knowledge of Permit Delays

The issuing by-law officer personally acknowledged in our earlier discussions that the only reason the building remained unoccupied was because of the extensive City permitting delays. Despite this knowledge, the inspection fee was still issued instead of verifying the updated permit status. This has added unnecessary burden and required further administrative steps that could have been avoided.

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## Request

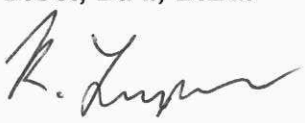
For the reasons above, I am respectfully requesting a refund of the $720 inspection fee under Section 24 of the Vacant Building By-law. All three statutory criteria are clearly met:

- I am taking reasonable steps toward re-occupancy;
- I have complied with City by-laws; and
- Denying the refund would cause undue financial impact.

I have enclosed a copy of the invoice and will provide proof of payment immediately upon processing.

Thank you for your attention to this matter. I look forward to a written response from the Designated Committee.

Sincerely,
**Richard Lupu, B.Sc., B.A., B.Ed.**



CITY CLERKS WPG '25 NOV 27 12:06

Winnipeg

# Vacant Building Inspection Invoice

**To** **Filomena Lupu & Richard Lupu**

**November 7, 2025**

| |
|---|
| **Invoice Date:** **November 7, 2025** |
| **Invoice Number:** **25 244589** |

**Re:** **556 & 558 Redwood AVE**
**Winnipeg MB**
**LOT 12 BLOCK C PLAN 946 40//2W ST J**

| REFERENCE | DESCRIPTION | FEES |
|---|---|---|
| **New Charges** | | |
| 25 244589 | Schedule A Inspection Fee – Compliant | $720.00 |
| **Outstanding Balance (see next page for details)** | | $0.00 |
| | **TOTAL PAYABLE UPON RECEIPT** | **$720.00** |

As of the date of this invoice, the following orders remain outstanding - Order Number(s):

THE CITY OF WINNIPEG
PAID

Payment options: cash, cheque, debit, credit card.

**The City of Winnipeg**
**Licensing & Bylaw Enforcement**
**Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8**
**Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.**

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Jonalyn Toledo, at (431) 338-3538.

**Licensing & Bylaw Enforcement**
Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8
**Permis et exécution des règlements**
395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

**T. | Tél. : 204-986-2234**
**F. | Fax : 204-986-4094**
**winnipeg.ca**

## STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

| REFERENCE | DESCRIPTION | STATUS / BALANCE |
|---|---|---|

**TOTAL OUTSTANDING BALANCE** **$0.00**

## IMPORTANT INFORMATION

**1. ANNUAL SCHEDULE A INSPECTIONS**

a. Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.

b. Failure to pay the invoiced amount on or before **December 8, 2025** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

**2. REFUND INFORMATION**

a. Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
b. Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
c. Refunds are only applicable towards the "New Charges" amount of the most recent invoice.
d. The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk's Department within 30 days from the date the new charges amount became payable.
e. Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

**3. Empty Building Fee**

a. Effective September 26, 2024, all vacant buildings that have been the subject of three or more "Schedule A" inspections will be assessed an annual Empty Building Fee equal to the amount of **2% of the most recent assessed value of the vacant building**.

**4. Fire Protection Service Fees**

Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more "Schedule A" (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service.

# RECEIPT

**No:** 1309524

**LicenseType:** Invoice Vacant Building **License Number :** 25244589 IVB

**Name of Payor:** RICHARD LUPU **Expires:**

**Memo:**

| G/L Account | Paid |
| --- | --- |
| 001-442094-622803-62283-080 | |

**Paid :** $720.00 (Visa)

**Received by:** Jaideep Kaur (Signature) **Date:** 2025-11-27