Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	February 5, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Inspection Invoice of 456 Salter St
Appeal Invoice	25 268602 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 456 Salter St

Appellant Name	Eilissa Santos
Property Owner	MAHARLIKA BUILDER INC.
Owner on record since	May 03, 2022

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

Licensing & Bylaw Enforcement (LBE) became involved with the above-named property on or about May 2012**.**

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 June 28, 2022. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the twelfth vacant building inspection on September 11, 2025 and it was served by registered mail to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

An inspection was conducted on October 21, 2025. In accordance with Section 15(2) of the Vacant Buildings By-law, an Vacant Building Inspection Invoice was sent on December 5, 2025.

Does LBE involvement pre-date this ownership timeframe: **YES**

Orders Caveated	1
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	9
Onsite Investigation	7
Declared Vacant	May 10, 2012
Information Package	June 28, 2022
# By-law Orders Issues	1
# of Remediations performed by City	0
# of Enforcement Actions (tickets)	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
5025934	Vacant Security Order	05-09-2025	05-27-2025	Corrected

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
22 217865	VB Inspection	October 20, 2022	Paid
23 234239	VB Inspection	November 7, 2023	Paid
887218-24	VB Empty Building Fee	June 6, 2024	*Paid – July 4, 2024 Appeal*
24 270154	VB Inspection	December 6, 2024	*Paid*
1432243-215	VB Empty Building Fee	June 18, 2025	*Paid – Sept.12, 2025 Appeal*
25 268602	**VB Inspection**	**December 5, 2025**	**Appeal**

Communication

# of Phone calls	2
# of emails	2
# of in-person	0

Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2012













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2013













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2014













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2017













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2018













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2019













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2020













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2021













Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2022













Property Address: **456 SALTER STREET**

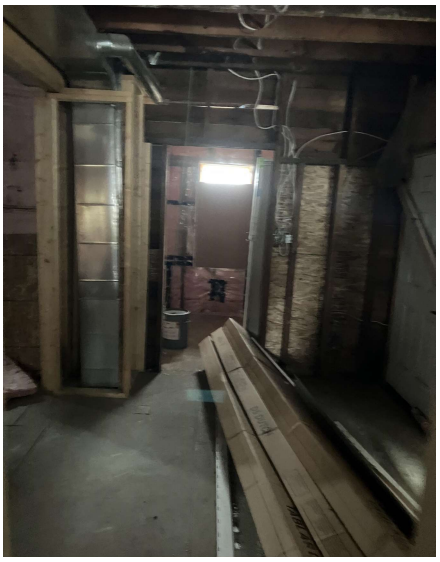
INSPECTION PHOTOS

YEAR: 2023





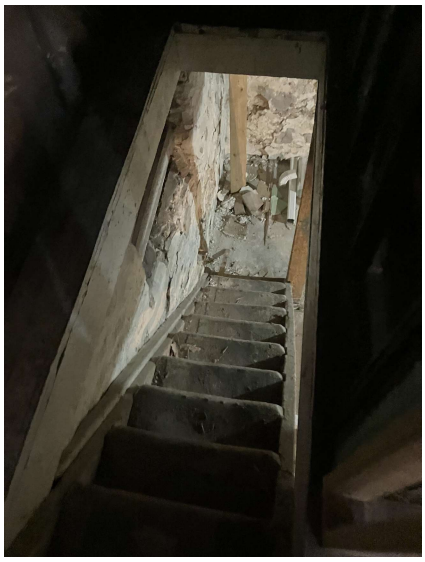














Property Address: **456 SALTER STREET**

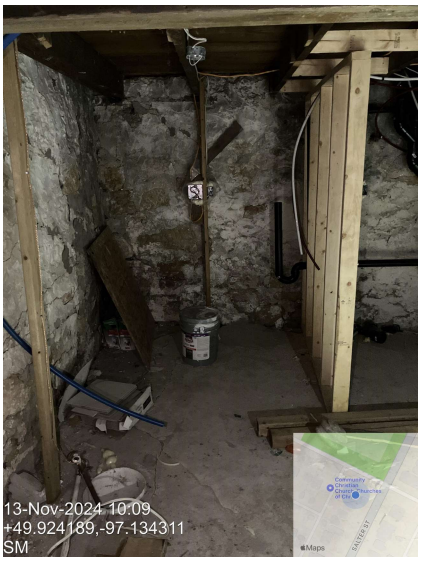
INSPECTION PHOTOS

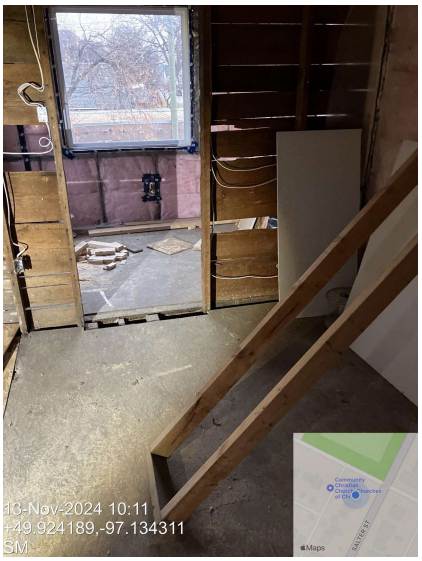
YEAR: 2024





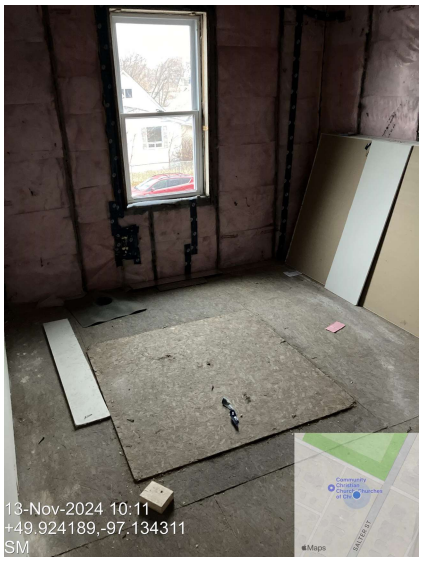














Property Address: **456 SALTER STREET**

INSPECTION PHOTOS

YEAR: 2025

