CITY CLERKS WPG 26 FEB 17 11:43

Winnipeg

Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
Main Floor, 395 Main Street • 395, rue Main, rez-de-chaussée • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

The Vacant Buildings By-law No. 79/2010

VACANT SECURITY ORDER

ISSUE DATE: **February 3, 2026**
NOTICE TO: **SENTERANGA INC.**

SENTERANGA INC.

ORDER NUMBER 5294526
RE: 260 KING ST
LOT 34 PLAN 11 11 W ST J
Folder: 26 113518

An inspection of the premises at 260 King ST (LOT 34 PLAN 11 11 W ST J) in the City of Winnipeg revealed that you are in contravention of The Vacant Buildings By-Law 79/2010 in the following respects:

Section 5
The owner of a vacant building must ensure that the building is secure from unauthorized entry by one of the following methods:
(a) securing it conventionally in compliance with Part I of Schedule "B"; or
(b) boarding it in compliance with Part II of Schedule "B".

Section 6(1)
Unless a Boarded Building Exemption Certificate has been issued under section 11, the owner of a boarded vacant building must ensure that
(a) it complies fully with Part II of Schedule B and
(b) unless the designated employee has issued an order section 10.1, a Boarded Building Permit has been issued in respect of the building.

OFFICER'S OBSERVATIONS: Property is insecure and/or partially and improperly boarded.
Boarded Buildings require a Boarded Building Permit

CORRECTIVE ACTION: Secure and maintain the vacant building in accordance with Section 5 of bylaw.

By either;
A) Remove <u>all</u> boarding materials and ensure all windows, doors and other openings in the building are secured in accordance with Part I of Schedule B of the bylaw.
<u>OR</u>
B) Obtaining a Boarded Building Permit AND securing the building in accordance with Schedule B, Part II of the bylaw.

Winnipeg

Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
Main Floor, 395 Main Street • 395, rue Main, rez-de-chaussée • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

You are hereby ordered to take such actions as are necessary to remedy the above noted contravention(s) by the compliance date stated below. All repairs to the subject dwelling shall be made in a manner accepted as good workmanship in the trade concerned and with materials suitable and sufficient for the purpose.

Information on obtaining a Boarded Building Permit is on the last page of this package and on Winnipeg.ca

Any work involving structural changes to a building, or to a drainage or plumbing system, or to an electrical system, requires a permit from The City of Winnipeg.

The City has the right to register this Order by way of caveat against the property at the Land Titles Office.

COMPLIANCE DATE: February 20, 2026

Issued by: _____

Bylaw Enforcement Officer 3834

All enquiries regarding this notice and any conditions therein should be made to:
Bylaw Enforcement Officer 3834 Office

Failure to Comply

Please be advised that, if you fail to comply with this order, the City is entitled to:

1. Charge an Inspection Fee in the amount imposed by council;
2. Initiate enforcement in accordance to the Municipal Bylaw Enforcement Act and apply the administrative penalty for failing to comply with an order issued under The City of Winnipeg Vacant Buildings Bylaw No.79/2010.
3. Apply a monetary penalty for failing to comply with an order. This penalty, in addition to the costs of the actions or measures taken by the City of Winnipeg to remediate the property, will be added to the real property taxes on the property.
4. Take actions or measures referred to in this Order to bring the property into compliance and add the costs to the real property taxes on the property.
5. Initiate a prosecution against you in accordance to the Provincial Offences Act for failing to comply with The City of Winnipeg Vacant Buildings Bylaw No.79/2010, if convicted, you could face a penalty that will be imposed at the discretion of a Judicial Justice of the Peace.

Appeal

If you object to this Order, you are entitled to appeal it to the Standing Policy Committee on Property and Development, Heritage and Downtown Development. Your appeal must be in writing, and the appeal must be received by the City Clerk within (a) the date specified for compliance or (b) within 14 days of being served with this Order, whichever is earlier.

A $250.00 administrative fee must be paid at the time you file your appeal – your appeal will not be accepted without the administrative fee. It is possible that the appeal body may refund this administrative fee if it concludes that the appeal has been made in good faith and has merit.

Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
Main Floor, 395 Main Street • 395, rue Main, rez-de-chaussée • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

Your appeal should be addressed to:

The Standing Policy Committee on Property and Development, Heritage and Downtown Development
The City Clerk, Susan A. Thompson Building, 510 Main Street
Winnipeg, Manitoba R3B 1B9
Inquiries can be made to CLK-Appeals@winnipeg.ca or phone: 311

Late submissions will not be heard. Appeals must identify this Order and must include your name and address and should indicate what part of the Order you are appealing. A hearing date will be set by the City Clerk's Office and communicated to you. You are entitled to attend the appeal hearing and speak to the issues raised.

SCHEDULE "B"

TO THE VACANT BUILDINGS BY-LAW
(Section 5)

SECURITY REQUIREMENTS FOR VACANT BUILDINGS

The owner of a vacant building must comply with either Part I or Part II of this Schedule.

PART I

In order to comply with Part I of this Schedule, the owner of a vacant building must ensure that

(a) all exterior doors to the dwelling are operational, fit tightly within their frames when closed and are locked so as to prevent entry;

(b) all windows are either permanently sealed or locked so as to prevent entry;

(c) all windows, doors, basement and attic hatchways and their frames are so constructed and maintained to completely exclude rain and substantially exclude wind from entering the building; and

(d) all windows are in good repair, and properly glazed.

PART II

In order to comply with Part II of this Schedule, the owner of a vacant building must ensure that the following requirements are met:

a. *all doors, windows and other openings, other than the principal entrance, at the basement and main (first) floor levels must be covered in compliance with this Part with a solid piece of plywood, at least 18 millimeters thick and secured with non-countersunk T-25 Torx screws at least 75 millimeters in length, spaced not more than 150 millimeters on centre;*

b. *all doors, windows and other openings, other than the principal entrance, at the basement and main (first) floor levels must have bracing installed, consisting of 2x4s on the flat flush to the outside edges of the plywood, twice along the longest lengths at a minimum, that are secured using hex type lag screws that are at least 101 millimeters in length;*

c. *the principal entrance must be covered in compliance with this Part with a solid piece of plywood, non-countersunk T-25 Torx screws at least 50 millimeters in length, spaced not more than 150 millimeters on centre;*

d. *the principal entrance must have bracing installed consisting of 2x4s on the flat flush to the outside edges of the plywood, along the two vertical lengths at a minimum, that are secured using non-countersunk T-25 Torx screws at least 50 millimeters in length, spaced not more than 150 millimeters on centre;*

e. *all windows, doors and other openings at the second-floor level or higher are to be secured in compliance with Part II of this Schedule unless the owner is ordered by the designated employee*

to install boarding in compliance with specifications set out in clauses (a) and (b) of this subsection.

f. *plywood and 2x4s applied to openings must be installed and maintained in a way that is weather-tight and must be protected from the elements with at least two coats of white paint;*

g. *plywood applied to openings must be installed and maintained as follows:*
(i) for conventional, wood framed windows, the plywood must be installed on top of the sill and snugly between the brickmoulds on the sides and top with fasteners penetrating the actual frame of the window;

(ii) for windows that have components that are flush with the face of the brickmould (e.g. wood storm windows), the plywood must be installed on top of the sill and flush with the outer edge of the brickmoulds on the sides and top with fasteners penetrating the face of the brickmoulds;

(iii) for windows that have components that protrude past the face of the brickmould (e.g. aluminum storm windows), the brickmoulds must be built out flush to the outer edge of the brickmoulds with solid, dimensional lumber, painted white, as required to clear the protruding window components. The plywood shall then be installed on top of the sill (where possible) and flush with the outer edge of the built-up frame;

(iv) for PVC windows, the area directly adjacent to the outer edge of the PVC brickmould and sill must be framed with solid, dimensional lumber, painted white, as required to clear the PVC components. The plywood must then be installed flush with the outer edge of the built-up frame;

(v) for conventional doors without storm doors, the plywood must be installed on top of the sill and snugly between the brickmoulds on the sides and top with fasteners penetrating the actual door jamb and header of the door. A hole must be cut in the plywood just large enough for the door hardware to protrude;

(vi) for entrance doors with storm doors, the area directly adjacent to the outer edge of the brickmould and sill must be framed out with solid, dimensional lumber, painted white, as required to clear all storm door components. The plywood must then be installed flush with the outer edge of the built-up frame. A hole must be cut in the plywood just large enough for the door hardware to protrude where necessary;

Vacant Buildings Bylaw
Boarded Building Permit Requirements

Call or visit Licensing & Bylaw Enforcement to obtain a Boarded Building Permit.

395 Main Street (Main Floor)
Winnipeg, MB
R3B 3N8
Ph: 204-986-2234
Email: CMS-LBE@winnipeg.ca

Permit Requirements

7 In order to obtain a Boarded Building Permit, an owner must

(a) when applying for a Boarded Building Permit, provide an address for service of notices and orders during the period that the permit is valid and thereafter, provide prompt notice of any change in the address given for service; and

(b) pay any application or permit fee established by Council in respect of the permit.

Boarded Building Permit for commercial buildings

8 Upon payment of permit fees established by Council, the owner of a commercial building may obtain an unlimited number of Boarded Building Permits for that building, each being valid for a period of one year after being issued. The permit is automatically transferred to the next owner of the building.

Boarded Building Permit for residential buildings

9(1) Subject to this Division and upon payment of a permit fee established by Council, the owner of a vacant residential building is entitled to obtain a single Boarded Building Permit for the building, valid for a period of one year from the date it is issued. The permit is automatically transferred to the next owner of the building.

No additional permit without Designated Committee approval or occupancy certificate

9(2) Once a Boarded Building Permit has been issued in respect of a residential building, no additional permit may be issued in respect of the building until and unless: (a) the Designated Committee has approved an additional Boarded Building Permit to be issued under section 10; or (b) an occupancy certificate has been issued in respect of the building under section 13.

Partial refund of permit fee

9(3) The current owner of the residential building is entitled to a partial refund of the permit fee referred to in subsections (1) or (2) in an amount established by Council if the building is brought into compliance with Schedule A and Part I of Schedule B before the expiration of the Boarded Building Permit. Fees or penalties imposed on the owner pursuant to this or another By-law are to be deducted from any refund paid.

Please note Residential Properties are eligible for one Boarded Building Permit. Unless application under Section 9(2) is successful.

Criteria for additional permit

10(2) In determining whether to approve an additional permit, the Designated Committee must take into account

(a) the impact of the boarded building on adjacent buildings and the surrounding neighbourhood;

(b) the viability and credibility of the owner's plans to bring the building into compliance and maintain it thereafter in compliance with this By-law and other by-laws;

(c) the likelihood that the building will be re-occupied in the future; and

(d) the owner's record of compliance or non-compliance with this By-law and other by-laws of the City at the subject property and elsewhere.

CITY CLERKS WPG '26 FEB 17 11:43

SenTeranga Inc.

Tuesday, February 17, 2026

To:
The Standing Policy Committee on Property and Development, Heritage and Downtown Development
The City Clerk, Susan A. Thompson Building
510 Main Street
Winnipeg, Manitoba R3B 1B9
Email: CLK-Appeals@winnipeg.ca

Subject: Appeal of Vacant Security Order – Order No. 5294526 –

260 King St, Winnipeg MB

Dear Committee Members,

This letter is to confirm that SenTeranga Inc. is appealing both part I and part II of the Vacant Building Security Order referenced above, issued on February 03, 2026, concerning the property located at 260 King Street, Winnipeg, MB.

We would like to clarify that we have already taken the necessary steps to comply with municipal requirements. The required permits have been obtained, and renovation work has already begun.

In addition, the windows and the main entrance door are made of safety glass (rockglass), which provides adequate protection for the building.

Our intention is to fully cooperate with the appropriate authorities and to complete the renovations as soon as possible in accordance with applicable regulations. We believe our actions demonstrate our good faith and willingness to rehabilitate the property responsibly, for the benefit of both the community and the City. We would be grateful if you would take these elements into consideration when reviewing our file.

Please contact us at so that we can process the payment of the appeal fees ($250) as required.
Thank you for your attention to this matter. We will be happy to provide any additional information or documentation as needed and look forward to the opportunity to resolve

this situation cooperatively.

Sincerely,

Mamadou Saliou DIALLO and Khady Daro Niang
Owners of SenTeranga Inc.
Email:
Phone:

City Clerk's Department
Bureau du Greffier

February 19, 2026

File EX

REGISTERED MAIL RN 688 172 605 CA

Sentaranga Inc.

Attention: Mamadou Saliou Diallo/Khady Daro Niang

REGISTERED MAIL RN 688 172 596 CA

Senteranga Inc.

Attention: Mamadou Saliou Diallo/Khady Daro Niang

Appeal – Vacant Buildings By-law No. 79/2010 – 260 King Street

This will acknowledge receipt of your communication dated February 17, 2026, appealing the Order dated February 3, 2026, from By-law Enforcement Officer 3834, Licensing and By-law Enforcement, Community Services Department, regarding provisions of the Vacant Buildings By-law No. 79/2010 for the premises located at 260 King Street.

Please be advised that the appeal will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, March 16, 2026, at 9:30 a.m. in the Council Building, 510 Main Street.

Please note that Section 22(3) of the Vacant Buildings By-law No. 79/2010 requires you to post a Notice of Appeal sign for seven consecutive days prior to your appeal hearing date. Please call 204-986-2234 to make arrangements to pick up your sign. Failure to post the required signage is grounds to invalidate your appeal.

The purpose of the appeal hearing is to allow interested persons to make submissions, ask questions or register objections with respect to this matter.

If you wish to speak on this matter at the meeting, or submit documentation, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, March 13, 2026 to make the necessary arrangements to register.

Information or documents concerning this matter are available for inspection in the City Clerk's Department, 510 Main Street, or can be accessed four business days prior to the meeting via the Decision Making Information System at winnipeg.ca/CLKDMIS. A description of the procedure to be followed at the hearing can be accessed at winnipeg.ca/publichearings

Winnipeg | **City Clerk's Department**
Bureau du Greffier



Leah Cowan
Senior Committee Clerk

c. C. Fernandes, Director of Community Services
H. Borys, Director of Planning, Property and Development
T. Cormier, Acting Manager, Licensing & Bylaw Enforcement, Community Services Department
C. Burgess, Acting Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department

Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	March 16, 2026
Appeal Hearing of	Order 5112380 issued under the Vacant Building By-Law 79/2010

With respect to the property known as 260 King St

Appellant Name	Mamadou Saliou Diallio and Khady Daro Niang
Property Owner	Senteranga Inc.
Owner on record since	June 11, 2025

Appeal of an order issued as allowed under section 116(2) of The City of Winnipeg Charter Act.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about December 12, 2024.

A By-law Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the By-law, issued the Order and affirms it was served by Registered Mail to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

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

Enforcement Summary

ACTION	DATE
Order originated from Vacant Building Inspection	February 3, 2026
Onsite Investigation	39
Declared Vacant	December 12, 2024
Information Package	June 17, 2025
# of Requests for Service (Community Complaints)	3
# By-law Orders Issues	6
# of Remediations performed by City	0

Winnipeg | Community Services
Services communautaires

Enforcement Since June 11, 2025

ACTION	DATE
Information Package	June 17, 2025
# of Requests for Service (Community Complaints)	3
# of onsite inspections	11
# By-law Orders Issues	6
Communications (Phone, email)	2
# of Remediations performed by City	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
5083410	Schedule B Order	June 27, 2025	July 16, 2025	Appealed - Cancelled
5172880	CBES – VB – Comm Sch A order	September 17, 2025	October 17, 2025	Enforcement
5178158	CBES – VB – Comm Sch A order	September 22, 2025	October 22, 2025	Closed
5204784	CBES – Neigh- Part 1 – Littering and Garbage Order	October 20, 2025	November 3, 2025	Closed
5294526	Schedule B Order	February 3, 2026	February 20, 2026	Appealed

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
26 113517	Vacant Building Inspection	February 6, 2026	Appealed

Communication

# of Phone calls	1
# of emails	1
# Additional communications	0

Property Address: **260 KING STREET**

VACANT SECURITY ORDER: 5294526 (February 3, 2026)

Officer's Observations: *Property is insecure and/or partially and improperly boarded. Boarded Buildings require a Boarded Building Permit.*

Corrective Action: *Secure and maintain the vacant building in accordance with Section 5 of bylaw.*

2026



2025







Property Address: **260 KING STREET**

VACANT SECURITY ORDER: 5294526 (February 3, 2026)

Officer's Observations: *Property is insecure and/or partially and improperly boarded. Boarded Buildings require a Boarded Building Permit.*

Corrective Action: *Secure and maintain the vacant building in accordance with Section 5 of bylaw.*

2026



2025







Property Address: **260 KING STREET**

VACANT SECURITY ORDER: 5294526 (February 3, 2026)

Officer's Observations: *Property is insecure and/or partially and improperly boarded. Boarded Buildings require a Boarded Building Permit.*

Corrective Action: *Secure and maintain the vacant building in accordance with Section 5 of bylaw.*

2026



2025







Property Address: **260 KING STREET**

VACANT SECURITY ORDER: 5294526 (February 3, 2026)

Officer's Observations: *Property is insecure and/or partially and improperly boarded. Boarded Buildings require a Boarded Building Permit.*

Corrective Action: *Secure and maintain the vacant building in accordance with Section 5 of bylaw.*

2026

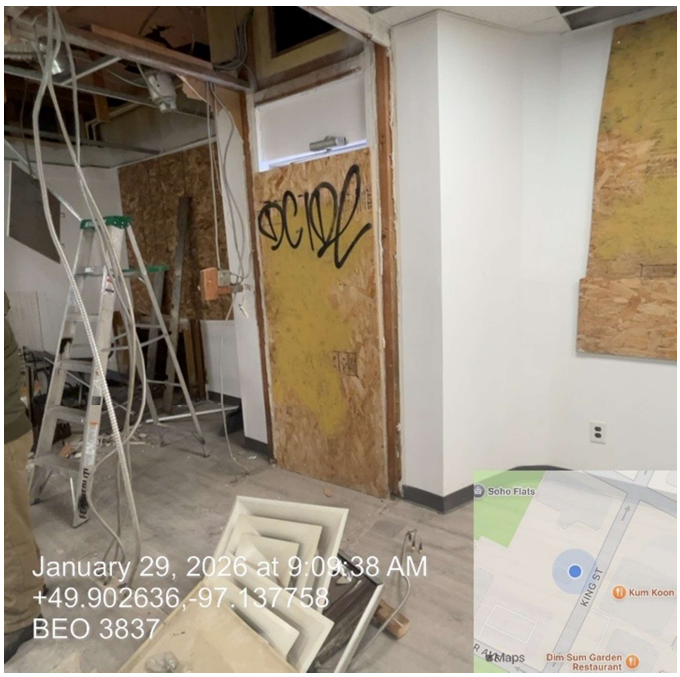


2025



Interior Photos





Property Address: **260 KING STREET**

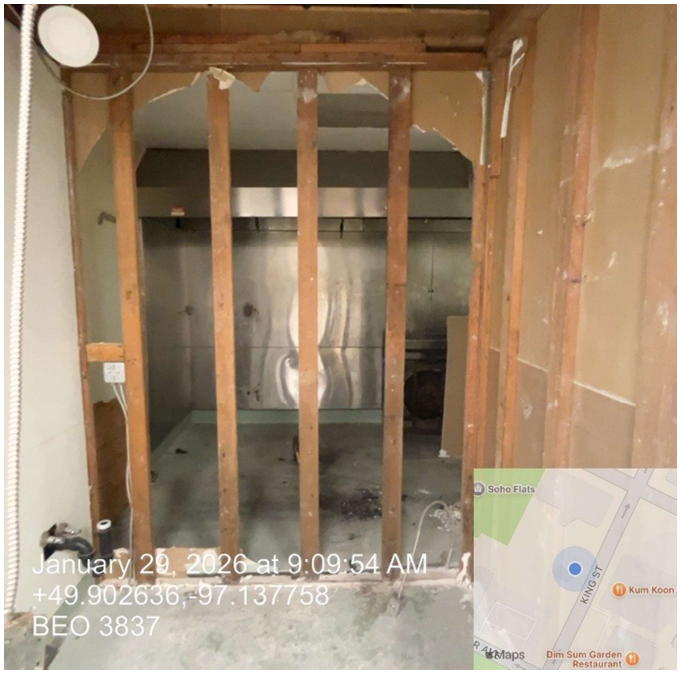
VACANT SECURITY ORDER: 5294526 (February 3, 2026)

Officer's Observations: *Property is insecure and/or partially and improperly boarded. Boarded Buildings require a Boarded Building Permit.*

Corrective Action: *Secure and maintain the vacant building in accordance with Section 5 of bylaw.*

Interior Photos *(continuation)*









Winnipeg | Community Services
Services communautaires

INSPECTION REPORT

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

Order Number : **5294526**

Folder Number : **26 113518**

Date of Appeal Hearing : **March 16, 2026**

Appellant Information

- **Name** : Mamadou Saliou DIALLO & Khady Daro Niang
- **Phone** :
- **Email** :

1. The Notice of Appeal is to be erected by **the Appellant/Property Owner** in a manner that it is:
   a) no further than 3 feet from the front property line and
   b) in a manner that is not obstructed so that it is visible from the public right of way at the property of:

Compliance Inspection:

260 King St
LOT 34 PLAN 11 11 W ST J

1. Premises Inspected on : 03-10-2026
2. Notice posted in Compliance? : Yes
   a. Cause for Non-Compliance : _____ **the Notice of Appeal was not posted**
   b. Cause for Non-Compliance : _____ **the Notice of Appeal was posted further than 3 feet**
   c. Cause for Non-Compliance : _____ **the Notice of Appeal was not visible or obstructed**

Sworn before me this day of:

March 10, 2026

at The City of Winnipeg, in the Province of Manitoba

A Commissioner of Oaths in and for the Province of Manitoba.

My Commission Expires 2027-06-26

Signature of By-law Enforcement Officer:

Badge Number: 2819

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

INSPECTION PHOTOS



Winnipeg | Community Services
Services communautaires





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





Kiwi Installations

INVOICE

Billed to

King St Restarant
Sen Teranga

262 King St
Winnipeg, Manitoba

Invoice #

8

Issued on
Nov 18, 2025

Amount due

$6,836.96

Due on
Dec 18, 2025

ITEM	QTY	RATE	AMOUNT
Rock Glass Supply	2	2,377.75	4,755.50 T
Rock Glass Supply	1	1,080.89	1,080.89 T
Installation installation	3	225.00	675.00 T

Subtotal	**$6,511.39**
Tax (5%)	**$325.57**
Amount due	**$6,836.96**

Project : Demolition works
Location : 260 King Street, Winnipeg, MB
Owner: Khady Daro Niang

Scope of works:

A – Interior of main floor:
- 1 – Demolition of existing vestibule
- 2 – Demolition of washroom wall
- 3 – Demolition of main entrance door
- 4 – Install flooring located at the demolished base board heaters

B – Mechanical:
- 1 – Removal of all existing baseboard heaters (Main floor/Second floor)
- 2 – Dis-connect and pull out all existing gas lines
- 3 – Pull-out existing boiler and dis-connect electrical supply switch
- 4- Pull-out and dis-connect the existing grease trap interceptor
- 5 – Pull-out the existing Fire suppression system
- 6 – Pull-out all existing kitchen cooking equipment
- 7 – Demolish the existing stainless steel back of the kitchen
- 8 – Pull-out existing window type ac and infill with materials to match the existing
- 9 – Demolish existing water closet and vanity

C – Garbage bin and disposal = 2.5 trip with landfill fees

D – Clearing and cleaning

Labor Cost : $ 3,584.00
5% GST = $ 179.20
Garbage disposal and landfill fees w/ taxes $ 1,687.50
Total cost of project = $ 5,450.70

O. G. LAROCO ELECTRICAL SERVICES

February 2, 2026

QUOTATION: 2026

Bill To		Ship To	
Customer	Mr. Danny Bernal	**Recipient**	Restaurant
Customer ID#	Builders	**Address**	260 King Street
Address	260 King Street	**Phone**	204-430-3190
Phone	204-430-3190		
Payment Due		**Delivery Date**	
Salesperson	Oswald G. Laroco	**Shipping Method**	[Ship Method]
Payment Terms	25% down payment/Progress Billing	**Shipping Terms**	[Terms]

Qty.	Item#	Description	Unit Price	Amount
1	unit	Supply labor and materials for new wirings for the whole building as per plan with 400 amps service as per plan, lighting fixtures, outside lights, emergency light, exit sign, switches, plugs, MUA, Exhaust Fan, controls, walk in cooler, grounding system, kitchen plugs and controls, door opener, HWT, Furnace, air-conditioner, panel boards and breakers. Demolition for old wirings. All equipments are not included in the price.	67,620.00	67,620.00
1	unit	Permit and electrical inspection	720.00	720.00
			Subtotal	68,340.00
			GST#859361966	3,417.00
			PST#007398-1	4,783.80
			Total Amount	**$76,540.80**

Thank you for your business!

LICENSING AND BYLAW
ENFORCEMENT
395 MAIN ST
(MAIN FLOOR)
WINNIPEG, MB R3B3N8
(204) 986-2234

SALE
PHONE ORDER

Manager: 2

Batch #: 263
02/18/26

REF#: 00000004
SEQ: 263001001004
12:21:20
CVC: M

APPR CODE: 29131Z
MASTERCARD
**********7954CNP

/

AMOUNT CAD $2,750.00

00 - APPROVED - 001

Thank You
Please Come Again!

CUSTOMER COPY

January 29,2026

Project : Demolition works
Location : 260 King Street, Winnipeg, MB
Owner: Khady Daro Niang

Scope of works:

A – Main floor and Second floor interior:
1 – Demolition of existing ceiling at the Dining and Kitchen area (Main floor)
2 – Demolition of existing ceiling at the storage room (Second floor)
3 – Demolition of existing cabinet and bulkhead (Second floor)

B – Mechanical:
1 – Demolish all existing overhead ducts (Main floor and Second Floor)
2 – Dis-connect and pull out 2-units existing fan (Main floor)

C – Garbage bin and disposal = 1- trip with landfill fees

D – Clearing and cleaning

Labor Cost : $ 1,200,00
5% GST = $ 60.00
Garbage disposal and landfill fees w/ taxes = $ 640.00

Total cost of project = $ 1,900.00

Precise input

INVOICE : 00117
Date : Sept. 20, 2025

TO: Sen Teranga Inc.
c/o Khady Daro Niang
204-979-1185

PROJECT: Proposed Interior Fit-up & Kitchen upgrade
260 Kings Street, Winnipeg, MB

DESCRIPTION	HOURS	UNIT PRICE/Hr	TOTAL
- Payment for Architectural Engineering services:			
A. 50% Initial Payment - Aug. 28, 2025	**L/S**	**L/S**	**$2,250.00**

		SUB-TOTAL	**$2,250.00**
		GST	**$112.50**
REGISTRATION NO. 81266 1387MC0001	This Invoice is subject to our Terms and Conditions which are available for your review.	**TOTAL**	**$2,362.50**

TOLENTINO-DUVAL
ENGINEERING

330 St. Mary Ave. - Suite 300
WINNIPEG, MB. R3C 3Z5

INVOICE

DATE	21-09-2025
INVOICE #	2567-01
CUSTOMER ID	-
DUE DATE	21-10-2025

BILL TO

SenTeranga Inc.

DESCRIPTION	UNIT PRICE	QTY	TAXED	AMOUNT
[Service Fee]				-
Mechanical & Electrical engineering services				-
260 King St - Renovation				-
50% Retainer Fee	2,900.00			2,900.00
				-
				-
				-
				-
				-
				-
				-
				-

Subtotal	2,900.00
RST (2.1%)	-
GST (5%)	0.00
Tax due	-
Other	-
TOTAL	**2900.00**

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check
3. Make all checks payable to: TOLENTINO-DUVAL ENGINEERING
4. RST Calculation: (30% x 7%)
5. GST # 790058416RT0001

If you have any questions about this invoice, please contact us through email or phone provided above.

Thank You For Your Business!

TOLENTINO-DUVAL
ENGINEERING

330 St. Mary Ave. - Suite 300
WINNIPEG, MB. R3C 3Z5

INVOICE

DATE	22-10-2025
INVOICE #	2567-02
CUSTOMER ID	-
DUE DATE	21-11-2025

BILL TO

SenTeranga Inc.

DESCRIPTION	UNIT PRICE	QTY	TAXED	AMOUNT
[Service Fee]				-
Mechanical & Electrical engineering services				-
260 King St - Renovation				-
100% Final Payment	5,800.00			5,800.00
				-
Other: PAID 50% down payment = 2900				
				-
				-
				-
				-
				-
				-
				-

Subtotal	5,800.00
RST (2.1%)	121.80
GST (5%)	290.00
Tax due	411.80
Other	(2,900.00)
TOTAL	**3311.80**

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check
3. Make all checks payable to: TOLENTINO-DUVAL ENGINEERING
4. RST Calculation: (30% x 7%)
5. GST # 790058416RT0001

If you have any questions about this invoice, please contact us through email or phone provided above.

Thank You For Your Business!

CITY OF WINNIPEG

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7
Inquiries for Permits only: 204-986-5140

Reference: 25-272567
Due: $1,902.88
Paid: $1,902.88
Bill(s): 1456180

PERMIT NO: 25 272567 000 00 PE

BUILDING PERMIT: Interior Alteration - Restaurants

ADDRESS: 260 King Street

Issued To:
Khady Niang
Sen Teranga Inc

Tenant:
Khady Niang
Sen Teranga Inc

Owners:
SENTERANGA INC.
Sen Teranga Inc (Khady

Booking Inspections:

All work must be inspected prior to being covered and at final completion.

Inspections can be booked by completing the online form at winnipeg.ca/commercialinspectionrequest (preferred method) or by calling the Commercial Inspections office at 204-986-5190 between 8:30 a.m. and 4:00 p.m., Monday to Friday.

Please visit our website at winnipeg.ca/commercialinspections for more information regarding the inspections process.

Description of Work:

SunuTeranga Restaurant-Change of use and alteration for a new tenant, in existing multi-storey, single tenant building. Interior alterations to include: demolition of walls, removal of doors, construction of walls, installation of doors, to enlarge the vestibule, convert the washroom to UTR on the main floor. Electrical and Mechanical work being done.

Conditions:

PLEASE NOTE: OCCUPANCY PERMIT REQUIRED.
Tenant: Assembly Occupancy - Group A, Division 2
Maximum Occupant Load: 40 Persons
As per permit plans
Any related electrical, mechanical, and plumbing work requires a separate permit.
Maintain integrity of all required fire separations
Maintain all existing exits
Issuance of a separate Plumbing trade permit is required before commencing installation work or alteration.
The review, approval, and issuance of a separate M3 trade permit is required before commencing installation work or alteration.
The issuance of a separate M1 trade permit is required before commencing installation or alteration of the mechanical system.

This building permit is issued conditional upon alignment with prior development permit approvals.

PERMIT:	This certifies that the above named applicant is granted this permit to perform the work described in the above application and that payment for the said permit has been made. This permit is granted subject to the terms of the undertaking above stated and subject to the provisions of the applicable by-laws, regulations or orders and plans herebefore mentioned and nothing permitted hereunder shall be deemed to override the provisions of any applicable by-law of The City of Winnipeg or any Federal or Provincial statutes or regulations.
PLANS:	The plans, specifications and/or documents, on the basis of which this PERMIT was issued, shall be kept on site until completion.
REVOCATION:	This permit may be revoked if it was issued on the basis of mistaken or false information, or in error.
EXPIRY:	This permit shall expire and the rights granted under the permit shall be terminated on Jul 08, 2026.

Date Issued: January 9, 2026 TOUTRIDG
(Issued By)