



**Licensing & By-law Enforcement
Empty Building Fee**

Invoice

Date	Invoice #
1/19/2026	1432243-397

Invoice To
MENEER DEVELOPMENT LTD.

Account Number
1747281

Terms
Net 60

Description	Amount
2026 Empty Building Fee Invoice - 885 Downing ST	4,840.00
GST/HST No.	Total \$4,840.00
	Balances over 30 Days are subject to late penalties

PLEASE NOTE:

Where there is more than one registered owner listed on the Assessment and Tax Records, a copy of this document has been sent to each owner.
Any payments made to this account by any owner will reflect on the next Account Statement, a copy of which will also be sent to each owner.

Payment options: cash, cheque, debit, credit card.
The City of Winnipeg
Licensing & By-law Enforcement
Main Floor - 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday - Friday 8:30 a.m. to 4:00 p.m.

Please send cheques by mail or call to make a credit card payment
If you have questions about this invoice please call 204-986-2234 or email CMS-LBE@winnipeg.ca

Payment Receipt

Licensing & Bylaw Enforcement

395 Main ST
Winnipeg, MB R3B 3N8

Received From
MENEER DEVELOPMENT LTD.

Date	2026-04-15
Payment Method	MasterCard
Check/Ref No	

Payment Amount	\$4,840.00
Total Amount Due	\$0.00

Invoices Paid

Date	Invoice Number	Amount Due	Amount Applied
2026-01-19	1432243-397	\$4,840.00	\$4,840.00

From: Neer Supply
Sent: Thursday, April 16, 2026 2:50 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Request for Appeal

EXTERNAL EMAIL : Proceed with Caution!

Think carefully before you click on a link, open an attachment, or scan a QR code.
NEVER provide User IDs or Passwords.

To the City Clerks Department,

Please accept this email as my formal appeal regarding the 2026 Empty Building Fee invoice issued for the property located at 885 Downing Street.

Invoice Details:

- **Invoice #:** 1432243-397
- **Account Number:** 1747281
- **Date Issued:** 2026-01-19
- **Amount:** \$4,840.00

I am disputing this fee because at the time the invoice was issued, the property was not a neglected vacant building; it was an active job site undergoing full renovations with all required approvals in place. Furthermore, those renovations have since been completed and the property has now been sold.

Specifically, regarding the status of the property at the time of the invoice:

- **Permits were Active:** We had pulled all necessary permits for the work being conducted (Permit #131187).
- **Inspections Passed:** We successfully passed our required inspections.
- **Active Work:** Construction was proceeding on schedule and in accordance with City by-laws.

The successful completion of these renovations and the subsequent sale of the home demonstrates that this was an active, compliant development project. As such, this Empty Building Fee was issued in error and should not apply.

Attached to this email, please find:

- A copy of the paid invoice # 1432243-397

I request that this invoice be rescinded immediately and our account cleared. Please let me know if you require any further documentation regarding the finalized construction permits or the sale.

Regards,

Josh Meneer
Meneer Development Ltd.