



## LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

|                       |                                                                                                               |
|-----------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Hearing Date</b>   | June 11, 2026                                                                                                 |
| <b>Report</b>         | Request to Refund Inspection Fee associated with Vacant Building<br>Inspection Fee Invoice of 372 Roberta Ave |
| <b>Appeal Invoice</b> | 26 120732 Issued under <a href="#">Vacant Buildings By-Law 79/2010</a>                                        |

With respect to the property known as 372 Roberta Ave

|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| <b>Appellant Name</b>        | Terrell Feakes                                                |
| <b>Property Owner</b>        | Terrell J Feakes, Natasha J Feakes                            |
| <b>Owner on record since</b> | Terrell since November 21, 2024, Natasha since March 12, 2026 |

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 4, 2022.

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 May 5, 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 Forth vacant building inspection on January 12, 2026 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 February 19, 2026. In accordance with Section 15(2) of the Vacant Buildings Bylaw, an Vacant Building Inspection invoice was sent on March 31, 2026.

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

|                            |   |
|----------------------------|---|
| Orders & Invoices Caveated | 1 |
| Orders Re-issued           | 0 |

### Enforcement Summary

| <b>ACTION</b>                       | <b>DATE</b> |
|-------------------------------------|-------------|
| Request for Service Received        | 8           |
| Onsite Investigation                | 15          |
| Declared Vacant                     | May 4, 2022 |
| Information Package                 | May 5, 2022 |
| # By-law Orders Issues              | 5           |
| # of Remediations performed by City | 1           |
| # of Enforcement Actions (tickets)  | 0           |

### LBE Orders Issued

| <b>Order #</b> | <b>Order Type</b>        | <b>Issue Date</b> | <b>Compliance Date</b> | <b>Status</b> |
|----------------|--------------------------|-------------------|------------------------|---------------|
| 5309174        | CBES –VB–Res Sch A order | February 23, 2026 | May 19, 2026           | Open          |
| 5309170        | Schedule B Order         | February 23, 2026 | March 9, 2026          | Enforcement   |

### LBE Fees Assessed

| <b>Invoice #</b> | <b>Invoice type</b>        | <b>Date Payable</b> | <b>Status</b> |
|------------------|----------------------------|---------------------|---------------|
| 22 194321        | Vacant Building Inspection | August 16, 2022     | Caveat        |
| 23 215494        | Vacant Building Inspection | September 19, 2023  | Final         |
| 25 101182        | Vacant Building Inspection | January 22, 2025    | Final         |
| 26 120732        | Vacant Building Inspection | March 31, 2026      | Appealed      |

### Communication

|                  |          |
|------------------|----------|
| # of Phone calls | <u>1</u> |
| # of emails      | <u>6</u> |
| # of in-person   | <u>0</u> |

### 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

Property Address: **372 ROBERTA AVENUE**

ENFORCEMENT PHOTOS

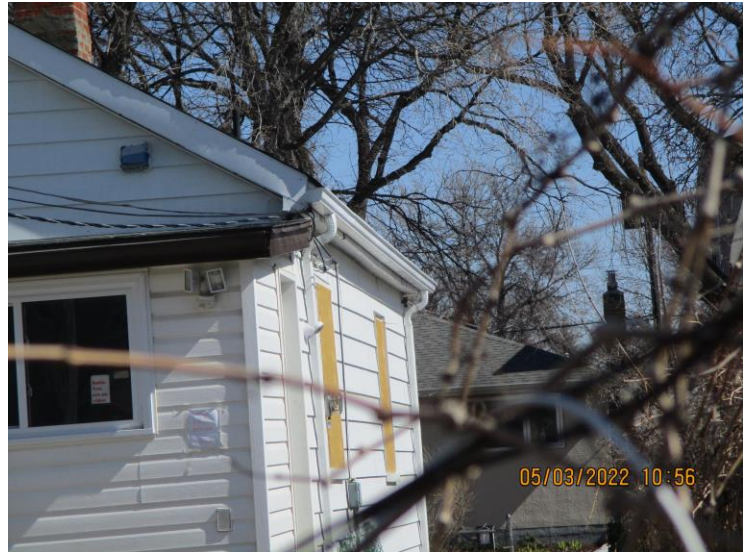
YEAR: 2020



Property Address: **372 ROBERTA AVENUE**

ENFORCEMENT PHOTOS

YEAR: 2022



Property Address: **372 ROBERTA AVENUE**

ENFORCEMENT PHOTOS

YEAR: 2023



Property Address: **372 ROBERTA AVENUE**

ENFORCEMENT PHOTOS

YEAR: 2024



Property Address: **372 ROBERTA AVENUE**

ENFORCEMENT PHOTOS

YEAR: 2026

