



LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	June 11, 2026
Report	Request for additional Residential Boarded Building Permit associated with Vacant Buildings By-Law 79/2010
Expired Permit Number	25 107325 000 00

With respect to the property known as 434 Agnes St

Appellant Name	Reban Sayed-Nouri
Property Owner	REBAN SAYED-NOURI
Owner on record since	October 1, 2021

Application for additional Boarded Building Permit on a residential property under Section 10 of the Vacant Buildings By-law 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above-named property on or about January 20, 2025.

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Building By-law, sent a notification letter and brochure to the owners January 20, 2025. The letter advised this property was deemed a vacant building subject to the Vacant Building By-law.

Licensing & Bylaw Enforcement issued a first Boarded Building Permit, # 25 107325 000 00 on January 20, 2025 for the property at 434 Agnes St.

The boarded building permit expired January 20, 2026.

An inspection was conducted on May 29, 2026. In accordance with Section 2 of the Vacant Buildings Bylaw, a vacant Security Order was sent on March 12, 2026. The order identified two options for compliance.

The owner has elected to remain boarded and is seeking approval for a 2nd boarded building permit.

Does LBE involvement pre-date this ownership timeframe: **NO**

Orders Caveated	0
Orders Re-issued	0

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

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Enforcement Summary

ACTION	DATE
Request for Service Received	2
Onsite Investigation	9
Declared Vacant	January 20, 2025
Information Package	January 20, 2025
# By-law Orders Issues	4
# of Remediations performed by City	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
3908878	Vegetation Order	June 8, 2022	June 15, 2022	Remediated
4594129	Litter Garbage Order	Jan 4, 2024	Jan 14, 2024	Corrected
5165407	Littering and Garbage Order	September 10, 2025	September 18, 2025	Corrected
5165405	Vegetation Order	September 10, 2025	September 18, 2025	Corrected
5324908	Residential Schedule A Order	March 12, 2026	April 13, 2026	Open
5324905	Schedule B Order	March 12, 2026	March 29, 2026	Open

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
25 139287	Vacant Building Inspection	April 28, 2025	Closed
26 128600	Vacant Building Inspection	May 21, 2026	Unpaid

Communication

# of Phone calls	8
# of emails	13
# of in-person	1

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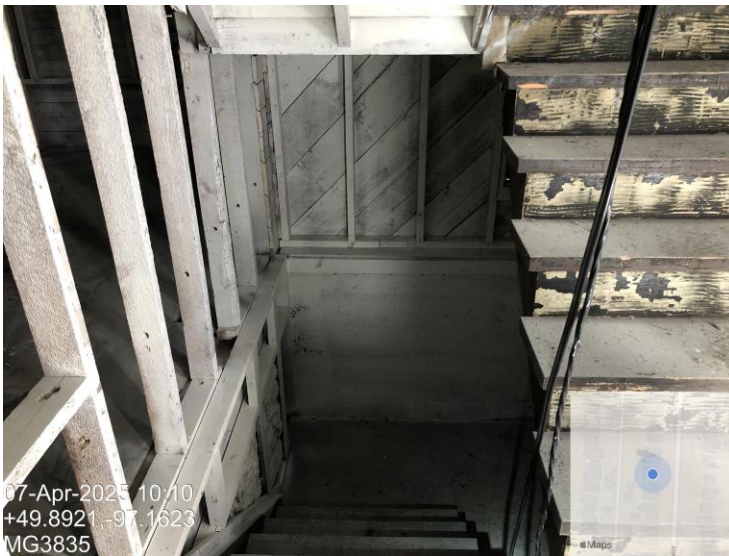
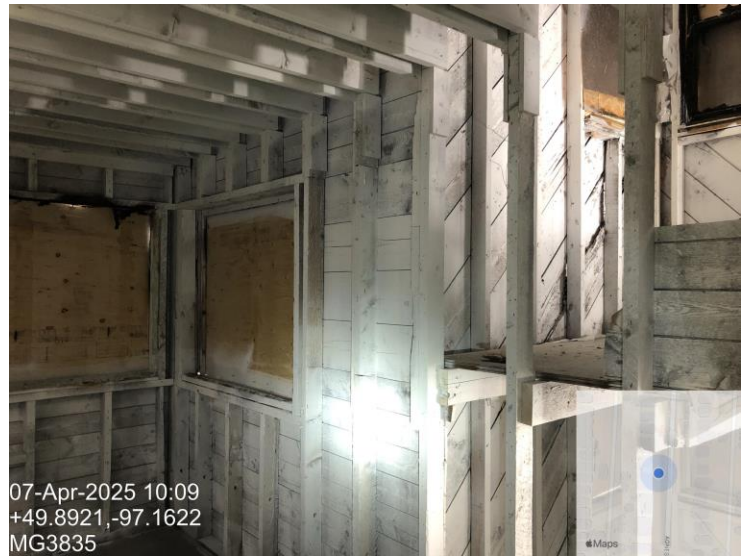
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ENFORCEMENT PHOTOS

YEAR: 2025



ENFORCEMENT PHOTOS

YEAR: 2026

