



LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	September 9, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Inspection Fee Invoice of 588 Langside St
Appeal Invoice	No. 26 179848 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as **588 LANGSIDE ST**

Appellant Name	Jyoti Kapoor
Property Owner	Jyoti Kapoor
Owner on record since	March 06, 2025

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 November 8, 2023.

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 (Old owner: November 9, 2023)/New owner: March 18, 2025 . The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the third vacant building inspection on April 9, 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 May 20, 2026. In accordance with Section 15(2) of the Vacant Buildings Bylaw, an Vacant Building Inspection invoice was sent on June 18, 2026.

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

Orders Caveated	0
Orders Re-issued	1

Enforcement Summary

ACTION	DATE
Request for Service Received	36
Onsite Investigation	93
Declared Vacant	November 8, 2023
Information Package	November 9, 2023 (Old Owner) March 6, 2025 (Current Owner)
# By-law Orders Issues	34
# of Remediations performed by City	11

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
4621363	Residential Schedule A Order	February 9, 2024	May 9, 2024	Re-issued
4621482	Vacant Security/Schedule B	February 9, 2024	March 1, 2024	Closed
4780122	Residential Schedule A Order	August 1, 2024	September 16, 2024	Re-issued
4867602	Vacant Security/Schedule B	October 30, 2024	November 15, 2024	Closed
4910678	Vacant Security/Schedule B	December 20, 2024	January 12, 2025	Closed
4966128	Vacant Security/Schedule B	March 7, 2025	March 25, 2025	Closed
4966125	General Order	March 7, 2025	April 7, 2025	Closed
4966117	Littering and Garbage Order	March 7, 2025	March 16, 2025	Closed
4974780	Residential Schedule A Order	March 18, 2025	June 18, 2025	Enforcement
4974797	Residential Schedule A Order	March 18, 2025	June 18, 2025	Closed
5211591	Littering and Garbage Order	October 27, 2025	November 12, 2025	Closed
5228527	Vacant Security/Schedule B	November 13, 2025	December 13, 2025	Enforcement
5466823	Vacant Security/Schedule B	July 22, 2026	August 5, 2026	Open

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
24 115700	Vacant Building Inspection	February 13, 2024	Final
26 179848	Vacant Building Inspection	June 18, 2026	APPEALED

Communication

# of Phone calls	0
# of emails	1
# of in-person	0

Licensing & Bylaw Enforcement

Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8
Permis et exécution des règlements
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YEAR: 2023



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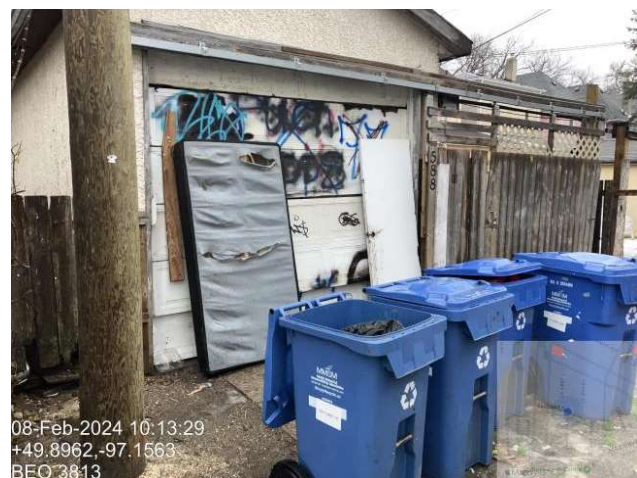
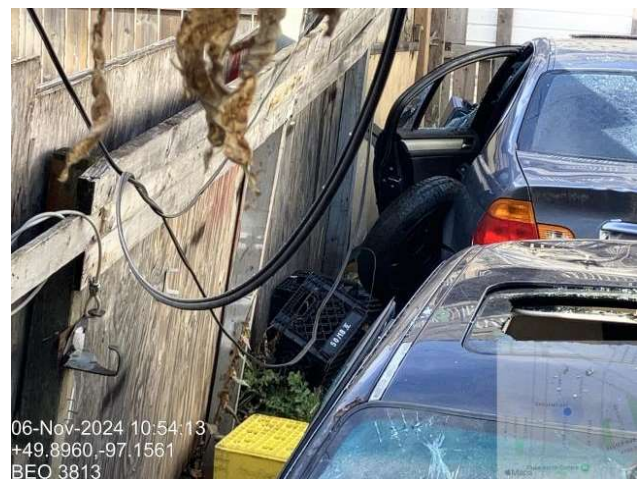
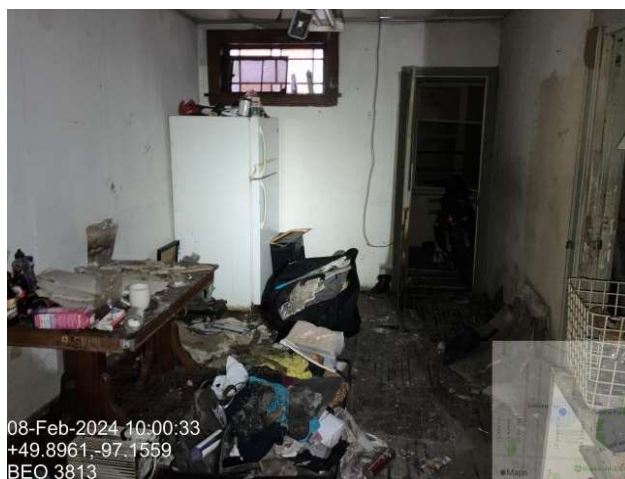
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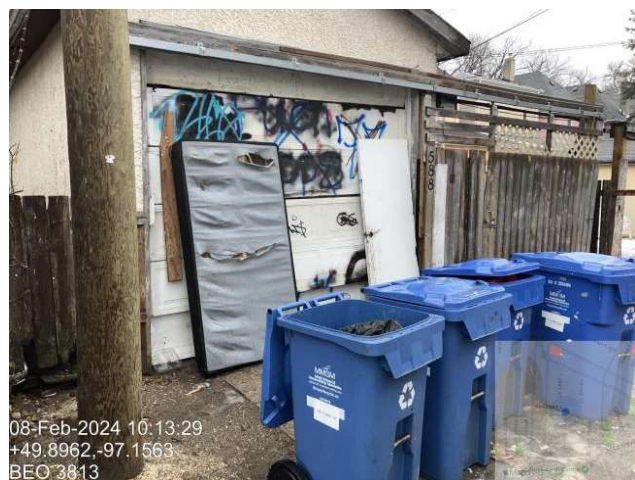
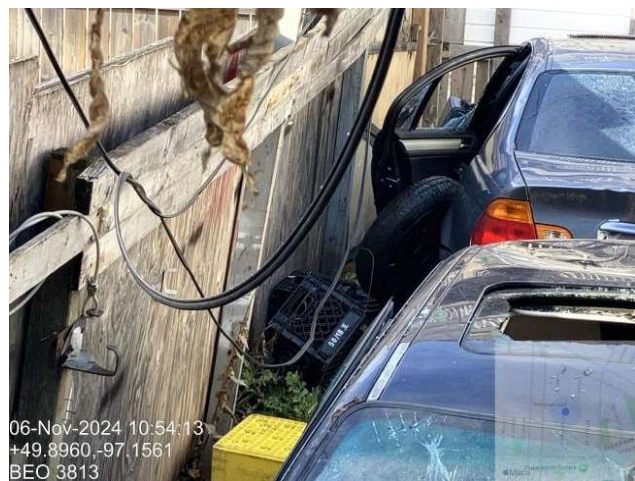
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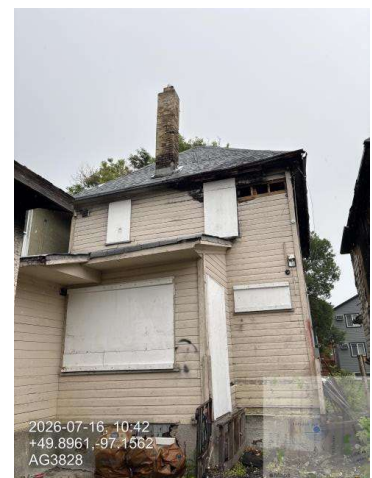
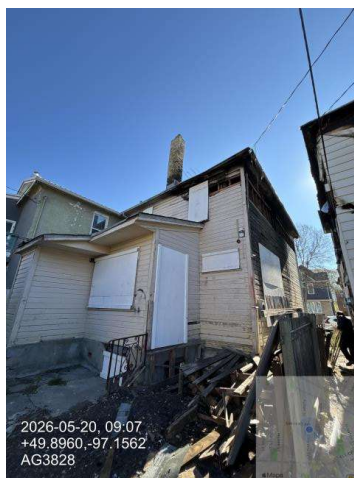
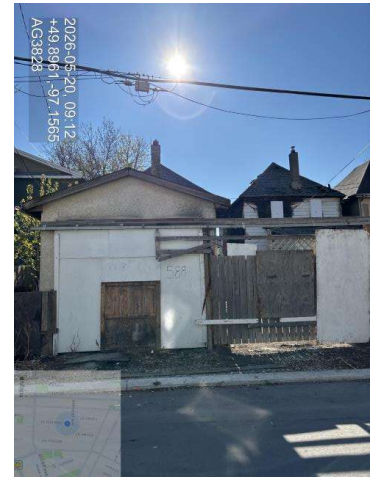
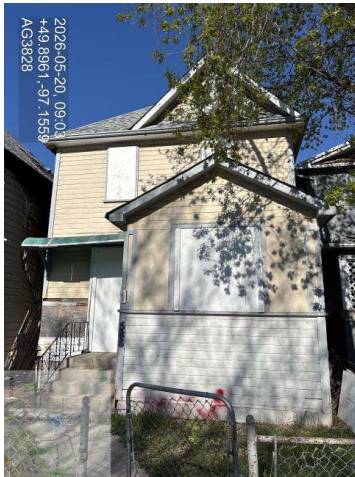
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