

From: Anton Arshynov <

Sent: July 14, 2026 1:33 PM

To: CMS-LBE < CLK-Appeals <

Subject: Refund Application under Section 24, By-law #79/2010 -66 McDowell Dr (account 2517353)

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.

Dear City Clerk

Please accept this email as our Official Application for a Full Refund under Division 5, Section 24 of the Vacant Buildings By-law No. 79/2010 regarding the property at 66 McDowell Dr, Winnipeg, MB, R3R 2W7

Following the direct instructions of our By-law Officer, we have fully complied with the regulations and paid the total outstanding balance of \$10,830.00 today, July 14, 2026. Please find our bank confirmation receipts attached to this email for both personal invoices

Invoice #1432243-453(9,060.00\$)

Invoice #26 167349(1,770.00\$)

Grounds for Refund

Full Rehabilitation & Closed Permits: All outstanding building, plumbing, and electrical permits (Permit #25-267464 HO, #26-116105 PR, and #26-108493 ER) were successfully inspected and officially closed by City Housing Inspectors. The official closed permit documents are attached

Inspection Compliance: Invoice #26 167349 explicitly designates the status of the Schedule A

Inspection and Escalator fees as" Compliant ,"confirming that the property is fully remediated and any previous outstanding orders, including Order #5404467, have been

resolved

Property Occupied: The building is no longer vacant. My family and I officially moved into the property and have been actively residing here as our primary residence since July 1, 2026

Proof of Residency: We have attached our recent Manitoba Hydro utility statement as official evidence of active utility consumption and ongoing occupancy at this address

As the property was successfully brought into compliance and occupied before any late penalties were incurred, we request a full review of this account and a refund of the paid fees. Please log this application and confirm receipt. If a specific paper form is required, please send it via reply, and we will complete it immediately

Thank you for your time and prompt assistance

Best regards

Anton Arshynov



Vacant Building Inspection Invoice

To **AntonArshynov**
Winnipeg, MB R3R 2W7

June 15, 2026

Re: **66 McDowell DR**
Winnipeg MB
LOT 11 BLOCK 2 PLAN 13144 40//1 ST C

Invoice Date:
June 15, 2026

Invoice Number:
26 167349

REFERENCE	DESCRIPTION	FEES
New Charges		
26 167349	Schedule A Inspection Fee – Compliant	\$740.00
26 167349	Schedule A Escalator Fee – Compliant (2 × 515.00)	\$1,030.00
Outstanding Balance (see next page for details)		\$2,685.00
TOTAL PAYABLE UPON RECEIPT		\$4,455. 00

As of the date of this invoice, the following orders remain outstanding - Order Number(s): 5404467

Payment options: cash, cheque, debit, credit card.

The City of Winnipeg
Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Kaylee Mushumanski, at (204) 619-9762.

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

STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

REFERENCE	DESCRIPTION	STATUS / BALANCE
25 241890	Schedule A Inspection Fee – Not Compliant	\$1,685.00
25 241890	Schedule A Escalator Fee – Not Compliant	\$1,000.00

TOTAL OUTSTANDING BALANCE	\$2,685.00
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IMPORTANT INFORMATION

1. ANNUAL SCHEDULE A INSPECTIONS

- Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.
- Failure to pay the invoiced amount on or before **July 16, 2026** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

2. REFUND INFORMATION

- Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
- Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
- Refunds are only applicable towards the “New Charges” amount of the most recent invoice.
- The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk’s Department within 30 days from the date the new charges amount became payable.
- Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. Empty Building Fee

- Effective September 26, 2024, all vacant buildings that have been the subject of three or more “Schedule A” inspections will be assessed an annual Empty Building Fee equal to the amount of **2% of the most recent assessed value of the vacant building**

4. Fire Protection Service Fees

Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more “Schedule A” (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service.



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

Invoice

Date	Invoice #
6/19/2026	1432243-453

Invoice To
ANTON ARSHYNOV WINNIPEG, MB R3R 2W7

Account Number

Terms
Net 60

Description	Amount
2026 EMPTY BUILDING FEE INVOICE - 66 MCDOWELL DR	9,060.00
GST/HST No.	Total \$9,060.00
	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