



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 Empty Building Fee and Empty Building Fee Invoice
Appeal Invoice	Schedule A Inspection Invoice No. 26-170289 and Empty Building Fee Invoice No. 1432243-460 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as **277 ASHLAND AVENUE**

Appellant Name	Nnaemeka Osiegbu
Property Owner	Nnaemeka Osiegbu
Owner on record since	August 16, 2023

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 17, 2024.

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 21, 2024. 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 May 8, 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 29, 2026. In accordance with Section 15(2) of the Vacant Buildings Bylaw, an Vacant Building Inspection invoice was sent on June 4, 2026.

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

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	27
Onsite Investigation	40
Declared Vacant	1
Information Package	1
# By-law Orders Issues	1 (Previous Owner) 12 (Current Owner)
# of Remediations performed by City	3

LBE Orders Issued

Order#	Order Type	Issue Date	Compliance Date	Status
4698108	Boarded Building	May 17, 2024	June 11, 2024	Closed
4698098	Littering and Garbage	May 17, 2024	May 29, 2024	Closed
4798811	Schedule A	August 20, 2024	September 19, 2024	Enforcement
4824451	Littering and Garbage	September 13, 2024	October 2, 2024	Closed
4824457	Schedule A	September 13, 2024	October 24, 2024	Closed Order Reissued
4905756	Boarded Building	December 14, 2024	January 7, 2025	Closed
5017749	Derelict Vehicle	May 2, 2025	June 5, 2025	Closed
5017974	Littering and Garbage	May 2, 2025	May 10, 2025	Closed
5017865	General	May 2, 2025	May 16, 2025	Closed
5045450	Vegetation Control	May 28, 2025	June 10, 2025	Closed
5409617	Residential Schedule A	June 4, 2026	September 4, 2026	Open
5410390	Prohibiting Occupancy	June 4, 2026		New Application

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
24 210562	Schedule A - Not Compliant	August 20, 2024	Paid
25 181098	Schedule A - Not Compliant	June 25, 2025	Not Paid
26 170289	Schedule A - Not Compliant	June 4, 2026	Paid/APPEALED
1432243-460	Empty Building Fee	June 19, 2026	Paid/APPEALED

Communication

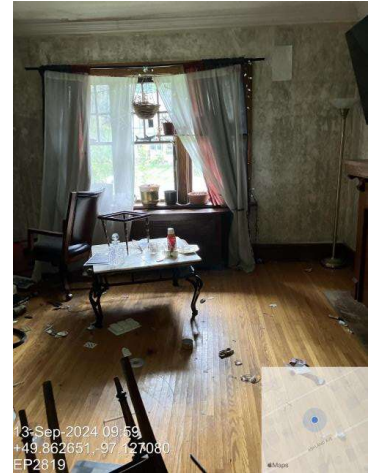
# of Phone calls	14
# of emails	20
# of in-person	1

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YEAR: 2024



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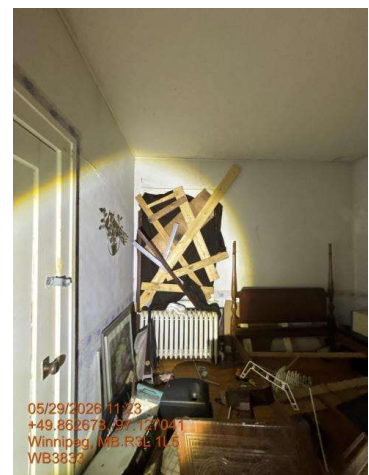
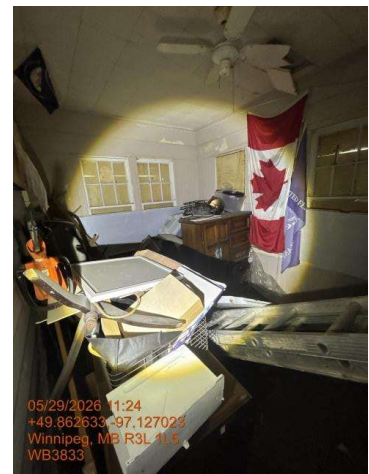
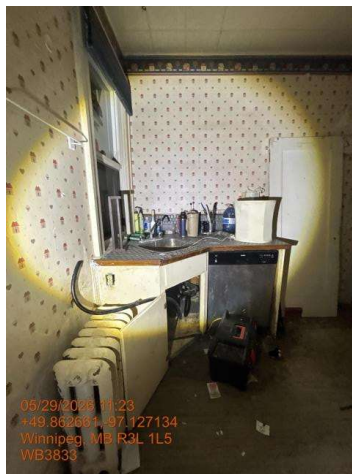
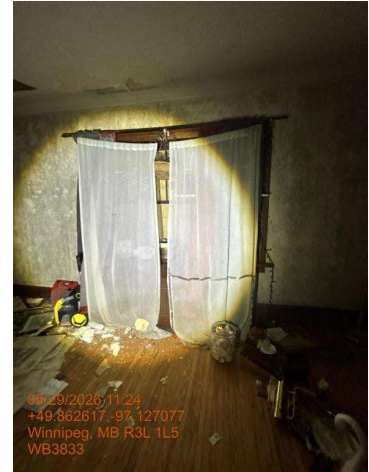
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