

June 25 2026

To Whom It May Concern,

I am writing to formally dispute the Vacant Building Inspection Invoice issued to me regarding the property located at 450 Burrows AVE, Winnipeg, MB:- Invoice Number : 26 139530 , Invoice Date : June 1 2026 amounting \$2750

I am requesting that the City consider a partial or full refund of these enforcement fees. The property has been sold and is now being occupied correcting the non-compliant status and have already been given a penalty amounting ~~225~~ \$2250.

Thank you for your time, consideration, and understanding in reviewing this account.

Sincerely,
Armand Mignon Dela Raga



Vacant Building Inspection Invoice

To Armand Mignon Dela Raga

June 1, 2026

450 Burrows AVE

Winnipeg MB

Re: LOT 491 PLAN 28 39W ST J

Invoice Date:

June 1, 2026

Invoice Number:

26 139530

REFERENCE	DESCRIPTION	FEES
New Charges		
26 139530	Schedule A Inspection Fee – Not Compliant	\$1,725.00
26 139530	Schedule A Escalator Fee – Not Compliant (1 × 1025.00)	\$1,025.00
Outstanding Balance (see next page for details)		\$0.00
TOTAL PAYABLE UPON RECEIPT		\$2,750.00

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

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, James Louangamath, at 204-470-7980.

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
-----------	-------------	------------------

TOTAL OUTSTANDING BALANCE	\$0.00
----------------------------------	---------------

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 2, 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.