

July 17, 2026

Dear Members of Council:

I am writing to respectfully request a refund of the fees associated with the Vacant Building Schedule A Inspection Invoice for 588 Langside St. There are several reasons for this request.

1) Escalator Fee

This may have been applied in error. The City's Vacant Buildings Fees webpage indicates the first Schedule A inspection will be exempt from the Escalator Fee for the first inspection year. Also, when asked about Escalator Fees at the July 6th meeting of the SPC on Property & Development, one thing Mr. Burgess stated was that the "Escalator Fee kicks in on second and subsequent annual inspections". This was my first inspection year.

I emailed CMS for clarification on July 9th and asked about this in person on July 15th but have not received a response.

2) Issues with the Basis for Non-Compliance - Outstanding Orders

The invoice shows two outstanding orders that factor into me being considered non-compliant and getting charged as such, but there are important things to consider about these orders.

- **Outstanding Order #4621363**

This order appears to have been included in error. I don't know what it is; it is from well-before I owned the property. Compliance order numbers are chronological, so this one is over 353,000 orders before my ownership of the property since the very first order I received was #4974780.

I emailed CMS on July 9th to ask about this order and why it is listed as outstanding on my invoice (and therefore used as a basis for non-compliance), but I have not received a response.

- **Outstanding Order #4974780**

On May 7th, a fire at the neighbouring property spread to my property, resulting in damage along its south side. It also damaged the southwest rear corner (second floor), which was the area considered a violation – the reason for this order. However, it's unreasonable to expect me to meet compliance by repairing this one area (as ordered) as it must be repaired with the rest of the new fire damage adjacent to it. I continue to get fined for this as though the fire never happened or as though it didn't significantly change the situation. I have had someone in to assess all the fire damage though, including to this area.

Please note this order also mentions combustible materials, but I am unaware of any such materials in the building at this point, so it seems I continue to get fined for the first item above.

I would like to add that if a lack of a Boarding Permit at the time of the invoice happens to be

another basis for non-compliance, I already had a request for one submitted at that time and slated for review by your committee on July 6th, which I had communicated well in advance.

3) *Reasonable Efforts to Comply with By-Laws*

As indicated above, I am genuinely trying to comply with By-Laws (getting the damage assessed in preparation for repair, no combustibles, requesting a Boarding Permit, etc.) I have also been trying to keep up with By-Laws by doing a better job of checking on the property to ensure it's secured, cleaning up, pulling weeds, and sawing up and removing fire-damaged wood, though I tend to have to do it over the course of a few days. I also regularly reach out to CMS and P&D to provide them with updates and to ask questions.

4) *Reasonable Steps to Rehabilitate the Building for Eventual Re-occupancy*

As you may recall, my brother, a flipper who requested I buy the property and initially took the lead on this project and obtained quotes, is no longer involved, so I was left with few resources. Although I don't flip houses for a living, I went ahead on my own and had a carpenter and realtor in to provide estimates (renovate, sell "as is"), but all quotes were no longer valid after the fire.

The fire was a huge setback, especially for someone with no experience flipping houses, but I am trying to move forward. Recent progress includes the following:

- A reputable realtor has kindly been walking with me through this, providing excellent guidance and contacts (lawyer, insurance broker, engineer, contractor) to help me move forward at a good pace;
- I received approval for a Boarding Permit and have reached out to CMS to apply for one. This will ensure compliance with regulations, and will allow the property to remain secure as I obtain new estimates after the fire and re-assess next steps;
- I obtained the necessary liability insurance in order to have tradespeople in after the fire;
- A lawyer is working on connecting with the owner of the neighbouring property to add me to their insurance claim to get damages to cover repairs;
- An engineer has been on site to assess the damage, and is preparing a report; and
- I have plans to have a contractor in after the engineer's report is finalized.

5) *Financial Impact of Inspection Fees*

I am also requesting a refund because this expense causes undue financial strain (I work as an Office Administrator at a Church). I am thankful that you graciously approved me getting a Boarded Building Permit at the last meeting, but both expenses (roughly equal in cost) coincide this month and require five paychecks to cover.

Apart from the need to live and pay bills, this also slows down the progress the City would like to see on the property, and prevents me from directing funds towards tradespeople, materials,

etc. It may also result in continued fines (more strain) if I can't fix it fast enough – both CMS and P&D have sent me orders to remediate. While a lawyer is trying to connect with the owner of the neighbouring property to cover costs to repair the damage due to their fire, this process will take time.

I understand there are rules in place, and these fees are levied because I own a vacant building (and are significantly higher for non-compliance), but please consider the Escalator Fee may be applied in error; the issues surrounding the basis for non-compliance; that I genuinely seek to comply with regulations; that I am taking steps toward rehabilitating the building even after the fire; and that this expense is a good chunk of my salary and the impact of that.

Thank you for considering my request and please let me know if you have any questions.

Respectfully,
Jyoti Kapoor



Vacant Building Inspection Invoice

To Jyoti Kapoor

June 18, 2026

Re: 588 Langside ST
Winnipeg MB
LOT 55 BLOCK 2 PLAN 325 74 ST JA

Invoice Date:
June 18, 2026

Invoice Number:
26 179848

REFERENCE	DESCRIPTION	FEES
New Charges		
26 179848	Schedule A Inspection Fee – Not Compliant	\$1,725.00
26 179848	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): 4621363, 4974780

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, Lam Thongvankham,

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

- a. 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.
- b. Failure to pay the invoiced amount on or before **July 19, 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

- a. Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
- b. Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
- c. Refunds are only applicable towards the "New Charges" amount of the most recent invoice.
- d. 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.
- e. Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. Empty Building Fee

- a. 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.

RECEIPT

LICENSING AND BYLAW
ENFORCEMENT
395 MAIN ST
(MAIN FLOOR)
WINNIPEG, MB R3B3N8
(204) 986-2234

SALE

No: 1348988

Building

License Number: 26179848 IVB

OR

Expires:

AMOUNT CAD \$2,750.00

00 - APPROVED - 001

80

Paid

\$2,750.00

VISA CREDIT
AID: A0000000031010
TVR: 80 80 00 80 00
TS: 68 00

Thank You
Please Come Again!

CUSTOMER COPY

Paid: \$2,750.00 (Visa)

Received by:

(Signature)

Date: 2026-07-15