

From: Martinez, Susana O SDSI:EX  
Sent: Tuesday, June 30, 2015 1:57 PM  
To: Nicdao, Rainer SDSI:EX; Ostman, Janice D SDSI:EX; Elliott, Dianne P SDSI:EX; Barluk, Ayse S SDSI:EX  
Cc: Jagpal, Dave SDSI:EX  
**Subject: Balmoral Hotel 159 East Hastings, Vancouver, V6A 1N6 (June 18, 2015)**

**Balmoral Hotel 159 East Hastings, Vancouver, V6A 1N6 (June 18, 2015)**

Present: HITT and City Inspector  
Property Owner/s: Balmoral Hotel LTD (Sahota Building)  
Hotel Manager: Lance 604 681-8233

**SDSI info:**

PCD list shows 138 IA clients living at this address

As per tenancy list, 134 IA clients are living here

26 room changes

One client r<sup>s.22</sup> – worker turned check production off and comments made on file

**Building Characteristics:**

- 7 floor building, elevator accessible
- There are 24 rooms per floor
- 2 cameras per floors
- Four vacancies at the moment
- Rent is \$450 – it includes: bed, sink and some rooms come with a fridge
- 2 showers in each floor
- There are 2 rooms per floors with their own washrooms - \$675 and up for rent
- Hot plates/microwaves allowed
- Small pets allowed
- Current pest control is Rentokil Pest Control – they come twice per month to treat it for bedbugs, mice and cockroaches

**Comments/Observation/Action**

The following rooms are not available to be rented out and or have some concerns with:

#206/217 Rooms are storage rooms – cannot/should not be rented out

#305 Room was used for a meth lab – cannot be rent out until city permit is received (approximately 2/3 years)

#314 The room is vacant but ceiling is covered with black mold –City will be back in 60 days to monitor progress

#413 Electrical room – city advised manager to take out the room number

#423 Extreme case of clutter issue and unpleasant order – City will be back in 60 days to monitor progress

Overall, building was in satisfactory condition; hallways and common areas clean and clutter free.

The majority of the tenants are long term. Lance, the hotel manager has been the day-time manager since around Oct/Nov 2014.

Lance employs tenants to do the cleaning and maintenance throughout the building – mainly due to budgetary constraints

Regards,  
Susana Martinez  
Integration & Outreach  
Ministry of Social Development and Social Innovation  
180 Main Street, Vancouver, BC V6A 3V5  
Cell: 604 375-9449  
[Susana.martinez@gov.bc.ca](mailto:Susana.martinez@gov.bc.ca)

Regards,  
  
*Susana Martinez* /Integration & Outreach  
Ministry of Social Development and Social Innovation  
180 Main Street, Vancouver, BC V6A 3V5  
Cell: 604 375-9449  
[Susana.martinez@gov.bc.ca](mailto:Susana.martinez@gov.bc.ca)

**From:** Ostman, Janice D SDSI:EX  
**Sent:** Monday, June 19, 2017 11:58 AM  
**To:** Spears, Karen SDSI:EX; susana  
**Cc:** Elliott, Dianne P SDSI:EX  
**Subject:** RE: Regent Hotel Fire Inspection

**Update:**

- HITT attended a recheck with VFD and VFD 17May31
- VFD wanted to check on deficiencies found on previous inspection
- HITT followed up on bed requests and status of room where client s.22 day before last inspection
- Only 1 bed had been provided; 1 tenant changed his mind due to condition of mattresses that SRO provides
- Two tenants are still sleeping on floor; owner Pal states he will provide beds
- Room where tenant s.22 has been boarded up; appears hasn't been cleaned

*Janice Ostman  
Integration & Outreach  
205 Powell Street  
Vancouver BC V6A 1G3  
Cell: 604 307-6394  
Phone: 604 660-2567  
Fax: 1 855 771-8728*

**From:** Ostman, Janice D SDSI:EX  
**Sent:** Tuesday, May 23, 2017 11:25 AM  
**To:** Nicdao, Rainer SDSI:EX; Spears, Karen SDSI:EX  
**Cc:** Elliott, Dianne P SDSI:EX; Martinez, Susana O SDSI:EX  
**Subject:** Regent Hotel Fire Inspection

**Regent Hotel 160 Hastings St E Vancouver BC V6A 1N4 Janice**

- Room by room inspection of all floors arranged by VFD Captain
- Inspection occurred 17May09 and 17May10 starting at 1:00 pm
- This was a full inspection of all floor areas and VFD requested that all tenants be advised their rooms must be unlocked and available for viewing by VFD
- VFD wanted to ensure that smoke alarms were in working order and no other fire bylaw deficiencies were present
- VPD were present to ensure safety
- HITT was present to conduct a tenant verification at the same time
- VFD captain reiterated to Sahota's (owners) how important it is to ensure all tenants have been notified of this inspection and management is available with keys to each room

**Results:**

**VFD:** 24 smoke alarms missing

18 smoke alarms broken  
28 rooms no entry/access

Numerous bylaw deficiencies: electrical issues with light fixtures; nozzles missing from fire hose racks; electrical panel doors missing; missing slats in landing of fire escape; tamper glass missing from fire alarm pull stations etc.

**HITT:** 13 clients have moved out

15 room changes

3 clients passed away: s.22

room was not cleaned;

smelt of death and chair was soaked with body fluids

4 clients require beds as were not provided upon move in or were too infested to sleep on

Files updated on ICM

*Janice Ostman  
Integration & Outreach  
205 Powell Street  
Vancouver BC V6A 1G3  
Cell: 604 307-6394  
Phone: 604 660-2567  
Fax: 1 855 771-8728*

**From:** Ostman, Janice D SDSI:EX  
**Sent:** Monday, February 20, 2017 4:32 PM  
**To:** Nicdao, Rainer SDSI:EX; Spears, Karen SDSI:EX  
**Cc:** Elliott, Dianne P SDSI:EX; Martinez, Susana O SDSI:EX  
**Subject:** Regent Hotel Inspection

**Regent Hotel 160 Hastings St E Vancouver BC V6A 1N4 2016 Annual Inspection Janice**

- MSDSI PCD list shows 146 clients residing there
- Hotel tenant register shows 121 clients residing there
- 154 room SRO

**Present:** Pal, Goody, Bilesh (Owners), Darshan (Manager), Property Use Inspector (PUI), VFD, VFD Captain, 2 VPD members, HITT

- 32 room changes, 25 moved out
- All files updated on ICM
- Main floor of hotel including the lobby has 4 security cameras
- PUI advised owners that work currently being done on 1<sup>st</sup> floor requires a building permit
- No community kitchen
- No onsite laundry
- 2 washrooms located on each of the 7 floors which consist of: 2 toilets, bathtub with shower or shower only (not unisex)
- 5 rooms per floor have their own washroom
- Rooms include: bed and bedding, chair and table, sink, fridge and closet
- Common washroom issues: some don't lock; holes in ceilings and floor of shower; lights burn out; broken toilets, bathtub taps don't work; more than 50% of the toilets don't flush
- Able Pest Control treats the building on a monthly or "as needed" basis
- Cockroaches visible during inspection
- Cats are allowed; no dogs
- Rent is \$450+
- Microwaves are allowed; no hotplates
- PUI and VFD issued several By-Law infractions

*Janice Ostman  
Integration & Outreach  
205 Powell Street  
Vancouver BC V6A 1G3  
Cell: 604 307-6394  
Phone: 604 660-2567  
Fax: 1 855 771-8728*

**From:** Ostman, Janice D SDPR:EX  
**Sent:** Tuesday, February 20, 2018 9:29 AM  
**To:** Jagpal, Dave SDPR:EX  
**Subject:** Regent Hotel

Dates of inspection in 2016 were October 4th and 5<sup>th</sup>.

Tenant verification dates were 17Nov27 and 18Jan23.

*Janice Ostman  
Integration & Outreach  
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Vancouver BC V6A 1G3  
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