



## CITY OF VANCOUVER

## BUSINESS LICENSE HEARING MINUTES

APRIL 12, MAY 2 AND MAY 25, 2006

A Business License Hearing of the Council of the City of Vancouver was convened on Wednesday, April 12, 2006, at 9:30 a.m. and reconvened on Tuesday, May 2, 2006, at 9:30 a.m. and Thursday, May 25, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, to determine whether or not a City of Vancouver business license for the year 2006 will be granted to 0750062 B.C. Ltd (the "License Applicant"), doing business as Lucky Hotel/Park Regent for business premises located at 134 Powell Street, Vancouver, British Columbia (the "Licensed Premises"). The minutes are set out in date order for ease of reference.

**PRESENT:** Councillor Peter Ladner, Chair  
Councillor George Chow  
Councillor B.C. Lee

**CITY CLERK'S OFFICE:** Lori Isfeld, Meeting Coordinator

Due to the absence of Councillor Elizabeth Ball, the Panel unanimously selected Councillor Peter Ladner as Chair of the Business License Hearing.

It was noted by Counsel for the City and Counsel for the license applicant that cameras are generally not allowed at Business License Hearings. The Panel agreed by consensus that cameras are not allowed at this Business License Hearing.

**1. 0750062 B.C.Ltd dba Lucky Hotel/Park Regent (VanRIMS No. 08-2000-40)**

**April 12, 2006**

The Business License Hearing Panel had before it for consideration an Evidence Brief prepared by the City of Vancouver's Legal Department which contained the following material (*on file in the City Clerk's Department*) and the evidence of witnesses:

**Notice of Hearing**

**Tab**

**1 Licenses and Inspections - 134 Powell - Lucky Lodge**

Company Search

Title Search

Prism Notes

2003 Business License #03-412091 dated January 13, 2003

2004 Business License #04-049179 dated December 29, 2003

Property Use Inspection Report #UI 23300 dated April 27, 2004

Letter to Park Regent from D.H. Jackson dated April 29, 2004

Operator's Permit November 2004  
Lease November 2004  
2005 Business License #05-115679 dated February 14, 2005  
Property Use Inspection Report #UI 26165 dated April 14, 2005  
License Printout dated April 15, 2005  
Letter to Park Regent from D.H. Jackson dated May 4, 2005  
Letter to D.H. Jackson from Mario Laudisio dated May 24, 2005  
Property Use Inspector Notes dated June 17, 2005  
Tenant Handwritten Notes dated June 17, 2005  
CMHC Application dated July 11, 2005  
Property Use Inspection Report #UI 26959 dated July 13, 2005  
Property Tax Inquiry  
Letter to Park Regent from D.H. Jackson dated July 18, 2005  
E-mail to Jodyne Keller from Lesley Wyatt dated August 2, 2005  
E-mail to Barb Windsor from Lesley Wyatt dated August 23, 2005  
Property Use Inspector Notes dated September 8, 2005  
Photographs  
Fire & Rescue Notice of Violation dated September 8, 2005  
Business License Application Form dated September 13, 2005  
Operator's Permit dated April 2005  
Fax to Barb Windsor from Mario Laudisio dated September 19, 2005  
Acme Fire Reports dated October 3, 2005  
Letter to Mike Twynstra from Anna Laudisio dated October 19, 2005  
Property Use Inspector Notes dated November 8, 2005  
Operator's Permit dated November 2005  
Handwritten Notes dated December 22, 2005  
Letter to Mario Laudisio from Paul Teichroeb dated January 6, 2006  
Property Use Inspection Report #UI 28344 dated January 6, 2006

**2 Neighbourhood Complaints - 134 Powell**

Letter to Barb Windsor from Lynne Bryson dated January 19, 2006  
E-mail to Barb Windsor from John Welch dated January 19, 2006  
E-mail to Barb Windsor from Bryce Rositch dated January 19, 2006  
Letter to Barb Windsor from Rose Gidzinski dated January 23, 2006  
Statement of Bernie Loree  
Statement of Surinder Khangura

**3 Health Department - 134 Powell**

A.P.C. Pest Control Invoice No. 2379 dated April 14, 2005  
Report #40 dated July 13, 2005  
Report #41 dated July 19, 2005  
Report #42 dated July 20, 2005  
Report #43 dated July 20, 2005  
Report #44 dated July 20, 2005  
Report #45 dated July 22, 2005  
Report #46 dated July 22, 2005  
Report #47 dated July 22, 2005  
Report #48 dated July 26, 2005  
Report #49 dated July 26, 2005

Report #50 dated July 26, 2005  
Report #51 dated July 29, 2005  
Letter to Anna & Mario Laudisio from F.J. Blatherwick dated July 29, 2005  
Letter to William Walkem from F.J. Blatherwick dated July 29, 2005  
Report #52 dated July 29, 2005  
Report #53 dated July 29, 2005  
Report #54 dated September 21, 2005  
Report #55 dated September 21, 2005  
Report #56 dated September 30, 2005  
Report #57 dated September 30, 2005  
Pest Control Work Order #905 dated October 5, 2005  
Regional Pest Control Service Agreement dated February 7, 2006  
2006 Business License for Regional Pest Control  
Pesticide Applicator Certificate  
Insurance Cover Note  
Regional Pest Control Invoice  
Pest Control Sheet  
Renovated Rooms and Handwritten Notes  
Report #58 dated February 10, 2006  
Report #59 dated February 21, 2006  
Report #60 dated March 8, 2006

**4 Rental Documents - 134 Powell**

Shelter Information - Albert Magro dated September 29, 2005  
Cheque #3285226 dated September 29, 2005 for \$162.50 with VPD info  
Cheque #3285226 dated September 29, 2005 for \$162.50 with receipt  
Back of Cheque #3285226  
Cheque #3285183 dated September 29, 2005 for \$325.00 with receipt  
Back of Cheque #3285183  
Cheque #3285987 dated October 26, 2005 for \$325.00 with VPD info  
Cheque #3285987 dated October 26, 2005 for \$325.00 with receipt  
Back of Cheque #3285987  
Cheque #3286954 dated November 22, 2005 for \$325.00 with receipt & VPD info  
Back of Cheque #3286954  
Shelter Information - Maria Stevens dated October 21, 2005  
Receipts dated October 21, 2005  
Cheque #3286031 dated October 26, 2005 for \$180.00 with receipt  
Back of Cheque #3286031  
Cheque #3286030 dated October 26, 2005 for \$360.00 with receipt  
Back of Cheque #3286030  
Cheque #3286955 dated November 22, 2005 & back of cheque  
Cheque #3286955 dated November 22, 2005 for \$360.00 with receipt

5 **Police Department - 134 Powell**

Report #2005-240843 dated September 29, 2005

6 **Police Department - 134 Powell**

Notes of PC2200 Lum

7 **Police Department - 134 Powell**

Notes of PC1754 Young

8 **Police Department - 134 Powell**

Notes of PC2287 Kerasiotis

9 **Licenses and Inspections - 210 Abbott - Dominion Hotel**

Letter to Mr. Kang from D.H. Jackson dated October 22, 2003  
Document Notes dated October 22, 2003  
Property Use Inspection Report #UI 22850 dated February 25, 2004  
Letter to Orr Hotel Limited from D.H. Jackson dated February 27, 2004  
2004 Business License #04-007281 dated March 5, 2004 - 210 Abbott (Lounge)  
2004 Business License #04-006601 dated March 18, 2004 - 1 Water (Restaurant)  
Letter to Mario Laudisio from Barb Windsor dated May 26, 2004  
Property Use Inspection Report #UI 23855 dated June 17, 2004  
2004 Business License #04-029478 dated June 16, 2004 - 210 Abbott (Hotel)  
2004 Business License #04-533346 dated July 6, 2004 - 1 Water (Dining Lounge)  
Company Search - Harbour International Foods Ltd.  
2005 Business License #05-140283 dated March 23, 2005 - 1 Water (Restaurant)  
2005 Business License #05-140284 dated May 10, 2005 - 1 Water (Dining Lounge)  
2005 Business License #05-192471 dated August 8, 2005 - 1 Water (Restaurant 2)

10 **Licenses and Inspections**

Assessment Roll Report  
Document Notes dated May 4, 2005  
Document Notes dated July 18, 2005  
E-mail to Helen Rowan from Barb Windsor dated February 20, 2006  
Property Use Inspection Report #UI 28881 dated March 15, 2006  
Property Use Inspection Report #UI 28882 dated March 15, 2006  
Property Use Inspection Report #UI 28885 dated March 15, 2006  
Photographs  
Residential Tenancy Agreement Addendum  
Rules and Regulations  
Guidelines for Residency  
Application for Tenancy  
Renovated Rooms  
Health Inspection Form dated March 15, 2006  
Notice of Violation dated March 15, 2006  
Fire Prevention Inspection Report dated March 16, 2006

Letter to Park Regent from Darren Mueske (building) dated March 21, 2006  
Letter to Park Regent from Darren Mueske (zoning) dated March 21, 2006  
Order to 0750062 BC Ltd from D.H. Jackson dated March 21, 2006  
E-mail to Lesley Wyatt from Barb Windsor dated March 24, 2006  
Business License Application Form dated March 31, 2006  
Police Background Check Form dated March 31, 2006  
Copy of Identification  
Handwritten Notes dated April 3, 2006  
Cover Sheet (Certified Copy of the Notice of Articles)  
Notice of Articles  
Letter to Giuseppe Laudisio from Paul Teichroeb dated April 5, 2006  
Property Use Inspection Report #UI 29065 dated April 7, 2006  
Photographs  
Fire Prevention Inspection Report dated April 12, 2006

11 **Title Documents and Corporate Searches**

Company Search - Park Regent Investors Inc.  
Title Search - Park Regent Investors Inc. - Lot 36  
Title Search - Park Regent Investors Inc. - Lot 37  
Business Corporations Act  
Notice to Change Office  
Notice of Directors  
Annual Report  
Certificate of Incorporation  
Certificate

11 **Title Documents and Corporate Searches - con't**

Company Search - 0750062 BC Ltd.  
Title Search - 0750062 BC Ltd. (Title #CA185837)  
Title Search - 0750062 BC Ltd. (Title #CA185840)  
Letter to Dennis Guy from Jeffrey Andrews  
Land Title Office #CA185838  
Land Title Office #CA185839  
Mortgage #BF 266183  
Mortgage #BA 073991  
Mortgage #BA 073992  
Mortgage #BA 269201

12 **Police Department**

Report #2006-28891 dated February 7 - 9, 2006  
E-mail to Catherine Kinahan from Jodyne Keller dated March 14, 2006  
Notes of PC 2287 Kerasiotis  
Memo to Catherine Kinahan from Jodyne Keller dated April 5, 2006  
Memo to Jodyne Keller from Simon Demers dated April 5, 2006

**13**     **210 Abbott**

Fax Cover Sheet dated March 3, 2004  
Later Closing Time Trial Period Application Form  
Temporary Change to a Liquor Licence  
Letter to Orr Hotel Limited from Paul Teichroeb dated March 3, 2004  
Licence Bill #732507 dated April 19, 2004  
Fax to Giuseppe Laudisio from Cathy Joe dated April 20, 2004  
Fax to Mario Laudisio from Cathy Joe dated April 27, 2004  
Letter to Cathy Joe from Mario Laudisio dated May 5, 2004

**14**     **568 Powell**

Title Search  
New Westminster Land Title Office dated June 29, 2005  
Assessment Roll Report dated  
Title Search  
Property Use Inspection Report #UI 26863 dated July 5, 2005  
Order to Gianni Michele Laudisio from D.H. Jackson dated July 6, 2005  
Letter to W. Johnston from Mario Laudisio dated August 8, 2005  
Application RRAP  
Handwritten Notes with Costs  
Property Use Inspection Report #UI 27463 dated August 25, 2005  
Business License Application Form dated August 30, 2005  
Application for Transfer dated August 30, 2005  
Letter to Mario Laudisio from Barb Windsor dated September 2, 2005  
2005 Business License #05-194347 dated September 13, 2005  
Letter to Gianni Michele Laudisio from D.H. Jackson dated September 27, 2005  
Letter to Mike Twynstra from Mario Laudisio dated October 18, 2005  
Letter to Gianni Laudisio from Catherine Wong dated October 19, 2005  
New Westminster Land Title Office dated February 21, 2006  
2006 Business License #06-111041 dated February 28, 2006  
Corporate Registry  
Mortgage dated March 13, 2006  
Letter to Mike Collister from Mario Laudisio dated April 7, 2006  
Fairlane Fire Prevention Packing Slip #56446 dated April 7, 2006

**15**     **122 East Hastings**

2006 Business License #06-122462 dated December 7, 2005  
Operator's Permit dated January 13, 2006  
Company Search  
Title Search - Lot 31  
Title Search - Lot 32  
New Westminster Land Title Office dated February 21, 2006  
Police Report #2006-59498 dated March 20, 2006  
Assessment Roll Report dated April 11, 2006

**16**     **841 S.E. Marine Drive**

Title Search  
Assessment Roll Report  
Re-Occupancy Permit Application #423396 dated October 12, 2004  
New Westminster Land Title Office dated December 3, 2004  
Mortgage  
Police Report #2005-268454 dated November 4, 2005  
Complaint Form #5340 dated November 21, 2005  
E-mail to Hean Chiang from Mark Jarvie dated November 25, 2005  
Property Use Inspection Report #UI 28245 dated December 1, 2005  
Police Report #2005-287899 dated December 1, 2005  
Co-ordinated Inspection Report #CB 10333 dated December 6, 2005  
Co-ordinated Inspection Report #CU 10393 dated December 1 & 6, 2005  
Certificate of Electrical Inspection #519423 dated December 1, 2005  
Certificate of Electrical Inspection #0407560 dated December 6, 2005  
Description of Photographs dated December 1 & 6, 2005  
Photographs  
Letter to Giuseppe Laudisio from D.H. Jackson dated December 12, 2005  
Document Notes dated December 12, 2005  
Letter to Giuseppe Laudisio from Barb Windsor dated December 12, 2005  
Police Report #394-2006 dated January 1, 2006  
Business License Application Form dated January 3, 2006  
Complaint Form #5344 dated January 3, 2006  
Police Report #2006-5645 dated January 8, 2006  
Handwritten Notes dated January 12, 2006  
Letter to Barb Windsor from Giuseppe Laudisio dated January 12, 2006  
Notice to End Tenancy dated January 12, 2006  
Police Report #9884-2006 dated January 14, 2006  
Certificate of Electrical Inspection #515301 dated January 16, 2006  
Application for Arbitration dated February 16, 2006  
Certificate of Electrical Inspection #515405 dated February 21, 2006  
Property Use Inspection Report #UI 28953 dated March 27, 2006  
Handwritten Notes dated April 3, 2006  
Co-ordinated Inspection Report #CU 10407 dated April 5, 2006  
Description of Photographs dated April 5, 2006  
Photographs  
Police Report #76152-2006 dated April 13, 2006

**17**     **5496 Ormidale**

Title Search  
Assessment Roll Report  
Mortgage  
Police Report #309041-2005 dated December 31, 2005  
Police Report #6479-2006 dated January 9, 2006  
Police Report #6943-2006 dated January 10, 2006  
Police Report #2006-14935 dated January 21, 2006  
Secondary Suite Inspection Report #SU 522430 dated April 4, 2006  
Order to Gianni and Giuseppe Laudisio from D.H. Jackson dated April 6, 2006  
Certificate of Electrical Inspection #0600087 dated April 19, 2006

Co-ordinated Inspection Report #CB 10355 dated April 19, 2006  
Co-ordinated Inspection Report #CE 10280 dated April 19, 2006  
Co-ordinated Inspection Report #CU 10411 dated April 19, 2006  
Property Use Inspection Report #UI 29161 dated April 21, 2006

**18**     **5544 Lincoln**

Title Search  
Assessment Roll Report  
Mortgage  
Complaint Form #CF 11201 dated April 11, 2006  
Order to Gianni and Giuseppe Laudisio from D.H. Jackson dated April 13, 2006  
Property Use Inspection Report #CU 10413 dated April 25, 2006

Catherine Kinahan, Counsel, was present on behalf of the City of Vancouver. Jonathan Baker, Baker & Baker, was present on behalf of the license applicant.

This matter was referred to City Council by the Chief License Inspector pursuant to Section 4(2A) of the *License By-Law* of the City of Vancouver. Ms. Kinahan advised the Panel of their authority in these proceedings pursuant to Section 275 of the *Vancouver Charter* which provides that the issuance of a business license is deemed to be at the discretion of Council.

Ms. Kinahan referred the Panel to the evidence before it as set out in police reports, documentation and letters from the Deputy Chief License Inspector which were considered by the Chief License Inspector in referring the business license application to Council, and evidence of witnesses, which set out allegations that:

- a) the licensed premises has a recent history of poor management, in particular the management has:
  - (a) failed to maintain control over the licensed premises;
  - (b) carried on business to the detriment of the safety and well-being of the neighborhood and the public;
  - (c) failed to comply with the provisions of the *Standards of Maintenance By-law* of the City of Vancouver;
  - (d) failed to comply with the provisions of the *Health By-law* of the City of Vancouver; and
  - (e) failed to comply with the provisions of the *Residential Tenancy Act*, SBC 2002, c. 78;
  - (f) caused a drain on police and City resources;
- b) the license application does not appear to represent a genuine change in management which would result in proper management of the licensed premises;



- c) the licensed premises are located in the Downtown Eastside and proper management of the licensed premises in order to prevent a drain on public resources requires skills and experience which the sole director of the license applicant does not appear to possess;
- d) the sole director of the license applicant has a history of failure to comply with City By-laws in regard to residential rental properties.

David Eby, Pivot Legal Society, on behalf of the tenants of the Lucky Lodge, requested standing to allow submissions in order to protect the interests of the tenants. Mr. Eby noted that a binder entitled "Pivot Legal Society Submission re Laudisio/Lucky Lodge, 134 Powell Street", (*on file in the City Clerk's Department*), which sets out the legal argument on behalf of the tenants who are seeking standing, had been previously submitted for viewing by the Business License Hearing Panel.

The following additional documentation (*on file in the City Clerk's Department*) was submitted by Mr. Eby on April 12, 2006:

- revised application for standing from Pivot Legal Society on behalf the tenants of Lucky Lodge; and
- affidavits from each of the tenants seeking standing.

Ms. Kinahan advised the Panel may grant full standing, may refuse to grant standing, or may grant partial standing thereby permitting the Pivot Legal society to make submissions at the conclusion of the hearing prior to the Panel's decision.

Mr. Baker requested an adjournment of the Hearing on the grounds that he was unable to properly prepare for the Hearing and noted that reconvening on May 2, 2006 would allow him a suitable amount of time. Mr. Baker also advised he took no position on Mr. Eby's application for standing.

The Panel agreed to adjourn the Hearing until 9:30 a.m. on Tuesday, May 2, 2006.

Ms. Kinahan requested the Panel make a decision on the request for standing prior to adjournment.

MOVED by Councillor Lee

THAT Anthony Mallay, Mike Petz, Randal Thomas Orr, Terence Hanson, Ellenor Hanson, Victor David Callaway, Boros Wilmos, Stephanie Trudel, Christopher Michael Whitehead, Shannon Edwards and Jean Leboeuf be granted partial standing to permit their Counsel to make submissions at the conclusion of the Business License Hearing presently scheduled for May 2, 2006 regarding 0750062 B.C. Ltd. dba Lucky Hotel/Park Regent at 134 Powell Street, regarding conditions which might be attached to the license in order to protect the tenants' interests, should the Panel decide to issue a license to the applicant.

CARRIED UNANIMOUSLY

*The Panel recessed at 10:37 a.m. and reconvened on May 2, 2006 at 9:30 a.m.*

May 2, 2006

*A ten-minute recess was called in order to await the arrival of Counsel for the license applicant and the Hearing reconvened at 9:45 a.m.*

Ms. Kinahan noted that in reviewing the evidence and making a decision, the Panel can consider whether the application is an actual change of management and whether the license applicants are likely to properly manage the premises, comply with City By-laws, or cause a drain on City resources.

The following additional evidence (*on file in the City Clerk's Department*) was submitted by Ms. Kinahan and a witness on May 2, 2006:

- chronology submitted by Ms. Kinahan which summarized events from the fall of 2003 to May 1, 2006; and
- photograph submitted by Rose Gidzinski, The Salvation Army, showing garbage in the lane behind the Lucky Lodge.

Mr. Baker objected to the use of any evidence pertaining to Mario or Anna Laudisio because of impending criminal charges and because the evidence presented at the hearing would jeopardize their defense. He further objected to the use of such evidence because it did not indicate whether the new applicant, Guiseppe Laudisio is able to manage the premises properly.

Ms. Kinahan submitted that the hearing had already been adjourned twice and that with the same people in control, the same problems will arise.

The Panel unanimously agreed not to grant an adjournment and not to disallow evidence pertaining to Mario or Anna Laudisio.

In support of the allegations set out in the aforementioned reports and evidence, Ms. Kinahan called the following witnesses:

1. Arnaud Zondag, District Health Inspector, Vancouver Coastal Health
2. Darren Mueske, Property Use Inspector, City of Vancouver
3. Rose Gidzinski, The Salvation Army
4. Marcus VonMinden, Property Use Inspector, City of Vancouver
5. Hean Chiang, Property Use Inspector, City of Vancouver
6. Loris Volpe, Property Use Inspector, City of Vancouver
7. PC 1760 Jodyne Keller, Vancouver Police Department

Mr. Baker also directed questions to the witnesses.

*The Panel recessed at 1:03 p.m. and reconvened at 7:30 p.m. on May 25, 2006.*

## May 25, 2006

Iain Dixon advised he was resuming as Counsel on behalf of the City because Catherine Kinahan was on vacation. Mr. Dixon advised the application by 0750062 B.C. Ltd. dba Lucky Hotel/Park Regent at 134 Powell Street had been withdrawn. Mr. Dixon introduced George Metrakos, Executive Director, Downtown Eastside Abilities Link Society (DEALS), who would be representing himself regarding a new application (*previously distributed and on file in the City Clerk's Department*) for a business license for the Lucky Hotel/Lodge at 134 Powell Street.

The following additional documentation (*on file in the City Clerk's Department*) was submitted by Mr. Dixon on May 25, 2006:

- Notice of Hearing dated May 24, 2006 addressed to George Metrakos; and
- Permit & Licenses Department Application by Mr. Metrakos for a Business License.

Mr. Dixon advised this matter was referred to City Council by the Chief License Inspector pursuant to Section 4(2A) of the *License By-Law* of the City of Vancouver. Mr. Dixon advised the Panel of their authority in these proceedings pursuant to Section 275 of the *Vancouver Charter* which provides that the issuance of a business license is deemed to be at the discretion of Council.

Mr. Dixon noted that because this was a new application, Mr. Metrakos was entitled to a new Business License Hearing and Panel; however, Mr. Metrakos had agreed to proceed with the same Panel at the hearing on this day. Mr. Dixon also advised that City staff are not opposed to the new application by Mr. Metrakos and recommended that if a license was granted that conditions be attached to limit interference by Mr. and Mrs. Laudisio, owners of the premises.

George Metrakos reviewed his hotel management qualifications and the history of DEALS. He noted the organization works closely with the Tenants' Assistance Program, helps connect people with services, and has realized measurable results in interrupting the cycle of homelessness in the Downtown Eastside in planning safe, affordable housing. Mr. Metrakos expressed concern with the ownership of the premises, and noting that if the owners were physically on the premises, it would make proper management more difficult.

Mr. Dixon called the following witness:

1. Paul Teichroeb, Chief License Inspector, City of Vancouver

Mr. Teichroeb responded to questions from Mr. Dixon and the Panel and confirmed his support for the application with conditions attached that would prevent the owners from attending or being involved in the operation of the premises. He noted that in this case there are limited options and it is therefore reasonable to grant the license with the condition that if the owners do not fulfill their agreement, the matter be referred back to Council.

Mr. Metrakos responded to questions and clarified his concern about the financial plan for the premises. He noted that the \$15,000 deposit required from the owner for repairs is contingent upon obtaining a business license and requested the Panel's consideration in this regard. He noted that without the \$15,000 deposit, repairs could not be undertaken because estimated revenues and expenses would leave no funds for repairs.

Mr Eby made submissions on behalf of the tenants of the Lucky Lodge and noted the tenants' concerns about eviction notices and reduction in service. Mr. Eby also advised the tenants are not opposed to granting a license to Mr. Metrakos, but requested that the Residential Tenancy Act be complied with regarding guest restrictions and guest fees.

Mr. Dixon referenced staff's support for the application and responded to questions regarding conditions that could be attached to the business license, should the Panel agree to grant a license to the Mr. Metrakos.

MOVED by Councillor Lee

THAT a 2006 business license be issued to George Metrakos for the Lucky Lodge Hotel located at 134 and 136 Powell Street with the following conditions:

1. THAT neither Mario nor Anna Laudisio attend the Lucky Lodge Hotel at 134 and 136 Powell Street for any purpose; and
2. THAT any breach of the Property Management Agreement for the Lucky Lodge Hotel by any party will result in the business license being referred to Council.

CARRIED UNANIMOUSLY

The Business License Hearing Panel recessed at 10:37 p.m. on April 12, 2006 and 1:03 p.m. on May 2, 2006 and adjourned at 8:40 p.m. on May 25, 2006

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