

LD Blake

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St. Catharines Ontario
Canada L2R 5K4
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Re: SOL-40297-13-RV2-IN
Respondent submission per Paragraph 8 of the Order.

It should be noted that I am not a trained legal practitioner but I am a named respondent in this matter and have Agency Authorization already on file. I am thus acting as the Tenant's Representative.

The respondents see no need to re-open SOL-40297-13. We disagree with the applicant's claim that serious errors were made and do not believe hearing this L5 Application a third time will bring anything new or beneficial to this already ancient file.

Balcony Rail and Concrete Repairs

The essential facts have remained consistent in this item from the beginning.

1. The applicant has relied almost exclusively upon an engineering report from 2008 (Their tab 3).
2. The work recommended in that report was completed during extensive renovations commissioned by TransGlobe in 2010.
3. The applicant has presented no evidence that after the work done in 2010 the balcony system remained in poor condition or continued to violate any law, by-law or regulation.

It has to be obvious that after the 2010 work significantly altered the condition of the balconies, the 2008 engineering report no longer represents their condition and thus can not be relied upon to prove anything.

The applicant is claiming that Mr Guzina made a serious error in law by not referencing local bylaws in his legal examination. But the applicant also failed to present any credible evidence showing the balconies remained in violation of any ordinance after the major overhaul they received in 2010. By failing to present credible evidence of a continuing violation they gave him no reason to consult any other by-law or regulation.

An AGI application may have been justified after the 2010 refurbishments but certainly not after doing a pointless repeat of the previous renovations in 2012. None the less, the applicant decided to go ahead without obtaining further engineering reports or inspection notices and thus ended up disallowing their own claim of Eligible Capital Expenditure under the Residential Tenancy Act's part 126 (S.O. 2006, C. 17, the "RTA").

In his January 2016 finding and order, Mr. Guzina correctly observed that the main impetus for the 2012 round of noise and filth was primarily that of replacing the balcony railings. In respondent testimony I submitted evidence of eighteen other buildings all redone in the same way, at about the same time. The balcony work done in 2012 was, in fact, part of the cosmetic makeover of a large number of their buildings in some ill conceived corporate branding scheme and no evidence exists to suggest otherwise.

Building Exterior Coating

They painted a building who's exterior skin is ceramic glazed brick. Not only is this a mistake since practically nothing bonds to the ceramic surface, it was unnecessary because the ceramic surface is impervious to water and requires little or no maintenance, as shown in the respondent submissions.

Painting the building exterior served no structural purpose. Our already submitted images show that like the tinted glass balcony rails, this was part of a cosmetic makeover done mostly to provide a consistent appearance for Starlight's buildings.

Interior Common Area Painting

This like the other items in question is simply cosmetic in nature. The applicant's claim was that it was necessary to repaint the hallways and lobby and in their review request further claimed it was due to repairs on the walls and doorways. In the October 2015 hearing, the applicant tendered no evidence of structurally significant repairs being performed. Further; the respondents did not observe any such repairs.

Absent repairs to the structure of the interior common areas, the upkeep of paint becomes a maintenance item that should not be considered an Eligible Capital Expenditure. A couple of scratched doors or patches of dirty wall do not justify a \$32,000 claim, they justify a maintenance work order.

It should also be noted that the second picture in tab 6, (the one with the lights in it) is not a picture of a hallway wall. It is in fact a photo of the 9th floor ceiling turned sideways. The damage evident in that photo is from a leaking roof and neither that ceiling nor the roof have been repaired to this day.

Retaining Wall Painting

First it should be noted that the very best way to prevent paint from peeling off of concrete is to simply stop painting it.

Again the applicant submitted no evidence of structural repair to this exterior wall section. Thus, the paint application was for appearance only, making this a cosmetic "clean up" of the wall that disqualifies it as an Eligible Capital Expenditure, under the RTA and it's regulations.

The Big Picture

As I pointed out in my testimony both in the first Review hearing (February 2015) and in the de novo hearing (September 2015), there is a procedural bias built into the RTA's part 126 that, unless guarded against, can and likely does have a strong impact upon the outcome of these proceedings.

The matter that a landlord is not required to notify tenants of an impending Capital Expenditure for which the landlord intends to file an L5 application coupled with the unfortunate fact that the process of doing the associated work ends up destroying any evidence a respondent may submit to a hearing places the respondent tenants at a profound disadvantage. This in turn produces a very powerful bias in favour of the landlord who has every opportunity to gather documentation, photographs and other things in support of their claims. Most often the applicant landlord ends up winning simply because the respondent tenants find themselves unable to counter the applicant's claims.

Based on available information, it is this respondent's belief that the applicant has repeatedly capitalized on this innate bias, pushing through numerous L5 applications where the bulk of their claims most likely should have been denied.

Already in evidence are before and after images of our building, as well as images of eighteen other buildings that were made over in an indisputably similar fashion. Since the October 2015 hearing I have continued this line of investigation, backtracking from addresses, and can now tell you they have done this at least ninety four times, including the eighteen buildings already in evidence. (See, "Starlight Makeovers", attached)

On strength of repetition it becomes apparent this is a "playbook" of high value renovations enacted whenever Starlight Investments takes over a building. The game goes like this: Take possession of a building, immediately change the toilets, paint the hallways and lobby, redo the balconies, paint the building and then file an L5 AGI application under a subsidiary (read: "shell") company name.

We are, thus, left with powerful questions about the justification of these renovations as Eligible Capital Expenditures under the RTA's part 126. A little common sense would tell us that as a successor in title to TransGlobe, who also followed a very similar playbook, it is highly unlikely that Starlight somehow came into

possession of eighteen buildings that all required the exact same renovations at the same time. When we further realize they've done this nearly one hundred times suspicion turns to incredulity. It has to be obvious that very few of those buildings actually needed renovations at that level. I will even suggest it is reasonable to conclude none of them did.

With information obtained from the Federation of Metro Tenant's Associations (FMTA), localized tenant organizations and even Starlight's own employees, I have reason to believe that almost all of the buildings on the Starlight Makeover list had AGIs and Starlight has become very accustomed to getting pretty much whatever they ask for, either through mediation or in unopposed tribunals.

Nearly a hundred times.

Summation

The respondents find no fault in the conduct of the September 17th, 2015 hearing. Mr Guzina listened to arguments from both sides, accepted evidence as tendered, appropriately corrected me on a couple of mistakes and then deliberated at length before issuing his order on January 22nd, 2016. In fact, this respondent will submit that of the growing number of tribunals we've attended, this was the most procedurally fair hearing to date.

In his findings and order Mr Guzina followed the evidence, interpreted the law as necessary and reached decisions based upon the testimony before him. While I may not agree with all of his decisions, I can find no fault in his method and analysis when reaching them.

The applicant's claim that Mr Guzina committed serious errors in law is clearly ill conceived. The fact is that through poor preparation and lack of supporting evidence, the applicants gave him no reason to look beyond that which was already before him.

The burden of proof is supposed to be on the applicant. Mr Guzina kept it there and correctly deduced that the applicants simply had not presented a winning case.

Given the huge number of times this has been played out in other tribunals all across Ontario, we can easily see this review request is little more than mewling from the proverbial spoiled brat caught with his hand in the cookie jar. Caught at their game.

Moreover; this respondent will submit that the applicant and it's parent company, Starlight Investments, has engaged in a province wide abuse of the Landlord and Tenant Board and the Residential Tenancy act, maliciously using the procedural biases of part 126 to push through numerous L5 applications where, if our building is any indication, the justification of Eligible Capital Expenditures is clearly questionable.

The applicant's review request must not be granted.

Signed this Monday, July 18, 2016

LD Blake
Tenant's Representative

Starlight Makeovers

List taken from <http://www.starlightinvest.com> 2016-03-02

Based on changes visible on Google Street View between July 2011 and Jan 2016.

M/O	City	Address	Manager
	Ajax	60 Exeter Road	Cogir Management Corporation
	Aurora	145 Wellington Street	DMS Property Management Ltd.
	Aurora	147 Wellington Street	DMS Property Management Ltd.
	Barrie	37 Johnson Street	DMS Property Management Ltd.
	Bowmanville	252 King Street East	Cogir Management Corporation
Yes	Brampton	141 Main Street South	MetCap Living
	Brantford	315 Campbell Street	Greenwin Inc.
	Brantford	325 Campbell Street	Greenwin Inc.
	Brantford	292 Elgin Street	Greenwin Inc.
	Brockville	1-4 Balmoral Place	MetCap Living
	Brockville	4 Cartier Court	MetCap Living
	Brockville	8 Cartier Court	MetCap Living
	Brockville	10 Cartier Court	Northview Apartment REIT
	Brockville	12 Cartier Court	MetCap Living
	Brockville	14 Cartier Court	MetCap Living
	Brockville	16 Cartier Court	MetCap Living
	Brockville	1390 Kensington Parkway	MetCap Living
	Brockville	1400 Kensington Parkway	MetCap Living
	Brockville	1410 Kensington Parkway	MetCap Living
	Burlington	2051-2057 Prospect Street	DMS Property Management Ltd.
	Burlington	2059-2065 Prospect Street	DMS Property Management Ltd.
Yes	Burlington	2067 Prospect Street	DMS Property Management Ltd.
	Burlington	2069-2075 Prospect Street	DMS Property Management Ltd.
	Burlington	2077 Prospect Street	DMS Property Management Ltd.
	Burlington	2079-2085 Prospect Street	DMS Property Management Ltd.
Yes	Cambridge	59 Concession Street	Greenwin Inc.
	Cambridge	15 Lena Crescent	Greenwin Inc.
	Cambridge	245 Lena Crescent	Greenwin Inc.
	Cornwall	1421 Brookdale Avenue	MetCap Living
	Cornwall	1451 Brookdale Avenue	MetCap Living
	Dundas	2 Grant Boulevard	DMS Property Management Ltd.
	Dundas	40 McKay Road	DMS Property Management Ltd.
	Dundas	89 York Road	DMS Property Management Ltd.
	Dundas	99 York Road	DMS Property Management Ltd.
Yes	Etobicoke	4 Crown Hill	MetCap Living
Yes	Etobicoke	15 Eva Road	MetCap Living

M/O	City	Address	Manager
	Etobicoke	2 Hill Heights Road	MetCap Living
	Etobicoke	245 Lakeshore Drive	MetCap Living
Yes	Etobicoke	317 Park Lawn Road	MetCap Living
	Etobicoke	34 Riverwood Parkway	MetCap Living
Yes	Etobicoke	143 Stephen Drive	MetCap Living
Yes	Etobicoke	340 The East Mall	MetCap Living
Yes	Etobicoke	350 The East Mall	MetCap Living
Yes	Etobicoke	555 The West Mall	MetCap Living
Yes	Guelph	351 Eramosa Drive	Larlyn Property Management Ltd.
	Guelph	7 Manhattan Court	Larlyn Property Management Ltd.
	Guelph	8 Manhattan Court	Larlyn Property Management Ltd.
	Guelph	9 Manhattan Court	Larlyn Property Management Ltd.
	Guelph	10 Manhattan Court	Larlyn Property Management Ltd.
	Guelph	11 Manhattan Court	Larlyn Property Management Ltd.
	Guelph	191 Silvercreek Parkway South	Larlyn Property Management Ltd.
	Guelph	444 Victoria Road North	Larlyn Property Management Ltd.
Yes	Guelph	39 Willow Road	Larlyn Property Management Ltd.
	Guelph	89 Willow Road	Larlyn Property Management Ltd.
Yes	Guelph	5 Wilsonview Avenue	Larlyn Property Management Ltd.
Yes	Guelph	7 Wilsonview Avenue	Larlyn Property Management Ltd.
Yes	Guelph	8 Wilsonview Avenue	Larlyn Property Management Ltd.
Yes	Guelph	16 Wilsonview Avenue	Larlyn Property Management Ltd.
	Hamilton	142 Caroline Street South	DMS Property Management Ltd.
Yes	Hamilton	236 Duke Street	DMS Property Management Ltd.
Yes	Hamilton	133 Herkimer Street	DMS Property Management Ltd.
	Hamilton	229 - 231 Hess Street South	DMS Property Management Ltd.
	Hamilton	836 King Street West	DMS Property Management Ltd.
	Hamilton	1797 Main Street West	DMS Property Management Ltd.
Yes	Hamilton	150 Market Street	DMS Property Management Ltd.
Yes	Hamilton	155 Market Street	DMS Property Management Ltd.
Yes	Hamilton	160 Market Street	DMS Property Management Ltd.
	Kanata	1-120 Beaverbrook Lane	Greenwin Inc.
	Kanata	5-80 Varley Lane	Greenwin Inc.
	Kingston	99 Thomas Street	MetCap Living
	Kitchener	545 Belmont Avenue	Larlyn Property Management Ltd.
	Kitchener	547 Belmont Avenue	Larlyn Property Management Ltd.
	Kitchener	565 Belmont Avenue	Larlyn Property Management Ltd.
	Kitchener	6 Brybeck Crescent	Greenwin Inc.
	Kitchener	16 Brybeck Crescent	Greenwin Inc.
	Kitchener	32 Brybeck Crescent	Greenwin Inc.
	Kitchener	88 Brybeck Crescent	Greenwin Inc.
	Kitchener	111 Brybeck Crescent	Greenwin Inc.
	Kitchener	144 Brybeck Crescent	Greenwin Inc.
	Kitchener	145 Brybeck Crescent	Greenwin Inc.
	Kitchener	180 Brybeck Crescent	Greenwin Inc.
	Kitchener	187 Brybeck Crescent	Greenwin Inc.

M/O	City	Address	Manager
Yes	Kitchener	286 Chandler Drive	Greenwin Inc.
Yes	Kitchener	294 Chandler Drive	Greenwin Inc.
	Kitchener	607 Heritage Drive	Greenwin Inc.
	Kitchener	611 Heritage Drive	Greenwin Inc.
	Kitchener	21 Holborn Drive	Larlyn Property Management Ltd.
	Kitchener	35 Mowat Boulevard	Greenwin Inc.
Yes	Kitchener	100 Old Carriage Drive	Greenwin Inc.
Yes	Kitchener	120 Old Carriage Drive	Greenwin Inc.
Yes	Kitchener	170 Old Carriage Drive	Greenwin Inc.
	Kitchener	75 Old Chicopee Drive	Larlyn Property Management Ltd.
	Kitchener	1505 Ottawa Street North	Greenwin Inc.
	Kitchener	301 Traynor Avenue	Greenwin Inc.
	Kitchener	341 Traynor Avenue	Greenwin Inc.
	Kitchener	551 Vanier Drive	Greenwin Inc.
	Kitchener	553 Vanier Drive	Greenwin Inc.
	Kitchener	550 Westmount Road West	Greenwin Inc.
Yes	Kitchener	109 Westwood Drive	Greenwin Inc.
Yes	Kitchener	115 Westwood Drive	Greenwin Inc.
Yes	Kitchener	123 Westwood Drive	Greenwin Inc.
	Kitchener	93 Westwood Drive	Greenwin Inc.
	Kitchener	99 Westwood Drive	Greenwin Inc.
	Lindsay	53 Adelaide Street North	Cogir Management Corporation
Yes	Lindsay	2 Colborne Street West	Cogir Management Corporation
	Lindsay	25 Westwood Court	Cogir Management Corporation
	London	297 Baseline Road	Greenwin Inc.
	London	301 Baseline Road	Greenwin Inc.
	London	135 Connaught Avenue	Greenwin Inc.
	London	740 Kipps Lane	MetCap Living
	London	750 Kipps Lane	MetCap Living
	London	752 Kipps Lane	MetCap Living
	London	754 Kipps Lane	MetCap Living
	London	756 Kipps Lane	MetCap Living
	London	758 Kipps Lane	MetCap Living
	London	543 Mornington Avenue	Greenwin Inc.
	London	1549-1556 Trossacks	Greenwin Inc.
Yes	Mississauga	100 Dundas Street East	Westbury Rental Residences
Yes	Mississauga	120 Dundas Street East	Westbury Rental Residences
Yes	Mississauga	1315 Silver Spears Road	MetCap Living
	Mississauga	1485 Williams Port Drive	MetCap Living
Yes	Mississauga	2185 Sheridan Park Drive	Greenwin Inc.
Yes	Mississauga	2250 Homelands Drive	Greenwin Inc.
Yes	Mississauga	2465 Hurontario Street	DMS Property Management Ltd.
Yes	Mississauga	3122 Hurontario Street	MetCap Living
	Mississauga	3480 Havenwood Drive	MetCap Living
Yes	Mississauga	95 Paisley Avenue	MetCap Living
	Napanee	252 Belleville Road	MetCap Living
	Napanee	36 Raglan Street	MetCap Living

M/O	City	Address	Manager
Yes	North York	9 Kingsbridge Court	Sterling Karamar Property Management
Yes	North York	200 Ridley Boulevard	Cogir Management Corporation
Yes	Oakville	2300 Marine Drive	DMS Property Management Ltd.
Yes	Oakville	297 Queens Avenue	DMS Property Management Ltd.
	Orangeville	53 First Avenue	DMS Property Management Ltd.
	Oshawa	190 Nonquon Road	Cogir Management Corporation
	Oshawa	124 Park Road North	Cogir Management Corporation
Yes	Oshawa	33 Richmond Street	Cogir Management Corporation
	Oshawa	100 Rideau Street	Cogir Management Corporation
Yes	Peterborough	909 Clonsilla Avenue	Cogir Management Corporation
Yes	Peterborough	1211 Goodfellow Road	Cogir Management Corporation
	Peterborough	700 Parkhill Place	Cogir Management Corporation
Yes	Peterborough	836 Talwood Drive	Cogir Management Corporation
Yes	Peterborough	1001 Talwood Drive	Cogir Management Corporation
Yes	Peterborough	1189 Talwood Drive	Cogir Management Corporation
Yes	Peterborough	1200 Talwood Drive	Cogir Management Corporation
	Peterborough	840 Water Street	Cogir Management Corporation
	Port Credit	7 Elizabeth Street	Greenwin Inc.
Yes	Port Credit	28 Helene Street North	Greenwin Inc.
Yes	Port Credit	206 Lakeshore Road East	Greenwin Inc.
Yes	Port Credit	212 Lakeshore Road East	Greenwin Inc.
Yes	Port Credit	8 Oakwood Avenue North	Greenwin Inc.
Yes	Port Credit	55 Park Drive	Greenwin Inc.
	Sarnia	269 Finch Drive	Sterling Karamar Property Management
	Sarnia	275 Finch Drive	Sterling Karamar Property Management
Yes	Sarnia	351 London Road	Sterling Karamar Property Management
	Sarnia	361 London Road	Sterling Karamar Property Management
Yes	Sarnia	369 London Road	Sterling Karamar Property Management
	Sarnia	375 London Road	Sterling Karamar Property Management
Yes	Sarnia	131 Maxwell Street	Sterling Karamar Property Management
Yes	Scarborough	739 Birchmount Terrace	Greenwin Inc.
	Scarborough	32 Craigton Drive	MetCap Living
	Scarborough	40 Craigton Drive	MetCap Living
	Scarborough	860 Pharmacy Avenue	MetCap Living
	Scarborough	1 Rannock Street	MetCap Living
Yes	St. Catharines	7030 Casey Street	DMS Property Management Ltd.

M/O	City	Address	Manager
Yes	St. Catharines	165 Ontario Street	DMS Property Management Ltd.
	St. Catharines	37 Rykert Street	DMS Property Management Ltd.
	St. Thomas	104 Confederation Drive	Greenwin Inc.
	Thornhill	20 Clark Avenue	DMS Property Management Ltd.
	Thornhill	30 Clark Avenue	DMS Property Management Ltd.
	Thornhill	7411 Yonge Street	DMS Property Management Ltd.
	Thornhill	7433 Yonge Street	DMS Property Management Ltd.
	Tillsonburg	72 Devonshire Avenue	Greenwin Inc.
	Tillsonburg	5 Lamers Court	Greenwin Inc.
	Tillsonburg	183 Lisgar Avenue	Greenwin Inc.
	Toronto	26 Albert Avenue	MetCap Living
	Toronto	326 Avenue Road	Sterling Karamar Property Management
	Toronto	330 Avenue Road	Sterling Karamar Property Management
	Toronto	340 Avenue Road	Sterling Karamar Property Management
	Toronto	342 Avenue Road	Sterling Karamar Property Management
	Toronto	320 Avenue Road	Sterling Karamar Property Management
Yes	Toronto	2175 Avenue Road	Cogir Management Corporation
Yes	Toronto	2177 Avenue Road	Cogir Management Corporation
Yes	Toronto	2181 Avenue Road	Cogir Management Corporation
	Toronto	1637 - 1645 Bathurst Street	Sterling Karamar Property Management
	Toronto	1650 Bathurst Street	Sterling Karamar Property Management
	Toronto	1660 Bathurst Street	Sterling Karamar Property Management
	Toronto	1862 Bathurst Street	Sterling Karamar Property Management
	Toronto	3888 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	3890 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	3892 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	3894 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	3896 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	3905 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	4141 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	4190 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	4222 Bathurst Street	Sterling Karamar Property

M/O	City	Address	Manager
			Management
Yes	Toronto	4340 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	4866 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	4900 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	4979 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	4981 Bathurst Street	Sterling Karamar Property Management
Yes	Toronto	6151 Bathurst Street	DMS Property Management Ltd.
	Toronto	3 Broadway Avenue	Sterling Karamar Property Management
Yes	Toronto	189 Cedarvale Avenue	Greenwin Inc.
Yes	Toronto	145 Cosburn Avenue	Greenwin Inc.
Yes	Toronto	99 Dowling Avenue	MetCap Living
Yes	Toronto	150 Dowling Avenue	MetCap Living
	Toronto	295 Dufferin Street	DMS Property Management Ltd.
Yes	Toronto	15 Dundonald Street	MetCap Living
	Toronto	1065 Eglinton Avenue West	Sterling Karamar Property Management
	Toronto	25 Fisherville Road	DMS Property Management Ltd.
Yes	Toronto	35 Greenbrae Circuit	Greenwin Inc.
	Toronto	65 Hillside Drive	Greenwin Inc.
	Toronto	65A Hillside Drive	Greenwin Inc.
	Toronto	68 Hillside Drive	Greenwin Inc.
	Toronto	16 St. Joseph Street	MetCap Living
Yes	Toronto	1080 Kingston Road	Greenwin Inc.
	Toronto	1150 Kingston Road	Greenwin Inc.
	Toronto	1200 Kingston Road	Greenwin Inc.
Yes	Toronto	12-24 Leith Hill Road	Cogir Management Corporation
	Toronto	77 Parkwoods Village Drive	Greenwin Inc.
	Toronto	2402-2406 Queen Street	Greenwin Inc.
	Toronto	3000 Queen Street	Greenwin Inc.
	Toronto	3015 Queen Street	Greenwin Inc.
	Toronto	3017 Queen Street	Greenwin Inc.
Yes	Toronto	120 Raglan Avenue	Sterling Karamar Property Management
Yes	Toronto	1 Rosemount Drive	Greenwin Inc.
	Toronto	19 Rosemount Drive	Greenwin Inc.
	Toronto	50 Spadina Road	Sterling Karamar Property Management
Yes	Toronto	765 Steeles Avenue West	DMS Property Management Ltd.
	Toronto	35 Walmer Road	Sterling Karamar Property Management
	Toronto	77 Wellesley Street East	MetCap Living
Yes	Toronto	80 Wellesley Street East	MetCap Living
	Toronto	155 Wellesley Street East	MetCap Living
Yes	Toronto	2220 Weston Road	Sterling Karamar Property Management
Yes	Toronto	2222 Weston Road	Sterling Karamar Property Management

M/O	City	Address	Manager
	Toronto	166 Wilson Avenue	Cogir Management Corporation
Yes	Trenton	50 Tripp Boulevard	MetCap Living
	Waterloo	457 Albert Street	Greenwin Inc.
	Waterloo	499 Albert Street	Greenwin Inc.
Yes	Waterloo	285 Erb Street	Greenwin Inc.
	Waterloo	200 Shakespeare Drive	Greenwin Inc.
Yes	Woodstock	558 Durham Crescent	Greenwin Inc.

244 addresses, 94 cosmetic makeovers