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The first landlord tried in Toronto's bachelorette cleanup drive was fined \$2,150 yesterday and ordered to clean up his building before renting it again.

Alfred Irving of Ames Circle in Don Mills was convicted on 57 of 230 charges yesterday. He was ordered to pay the fines in 90 days or spend up to 204 days in jail.

Other landlords will be tried each Friday between

now and the middle of June as part of a city campaign to prosecute owners of buildings that violate housing standards.

At the request of special prosecutor Clayton Ruby, Provincial Court Judge Robert Dnieper issued an order requiring Mr. Irving not to use the building while it fails to conform to standards.

The building is an old four-story Victorian-style

house at 133 Dunn Ave. in Parkdale. It had been converted into 21 apartments and several inspectors testified last week that it violated plumbing and housing standards.

The inspectors said they had found broken windows, snow blowing in around doors, dangerous electrical wiring, uninspected plumbing, unventilated rooms, sinks falling off the walls and landscaped open space

that had been illegally converted to parking space.

Mr. Ruby, who was hired by Toronto to head the bachelorette crackdown, told the judge: "This is the worst building you're likely to see in your lifetime." He said Mr. Irving showed "bad character" by turning off the heat in his building at one point.

Yesterday Judge Dnieper threw out more than half

the charges on the grounds that they were so similar he would end up convicting Mr. Irving twice for virtually the same offence.

Defence lawyer Jonathan Marler said Mr. Irving was suffering financially from his involvement with the building.

He said most of the tenants moved out, but smashed holes in the walls and tore out plumbing and wiring as they left. He said

it would cost \$30,000 to fix the building now.

Seven other people still live in the building and refuse either to pay rent or get out, he added.

The defence lawyer said Mr. Irving has not fixed up his building to meet standards since the charges were laid in January because he believes he will have to gut it and reduce it to a four-apartment building.

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