RHRA Retirement Homes Regulatory Authority

55 York Street, Suite 700
Toronto, ON. M5J 1R7

ADMINISTRATIVE PENALTY ORDER SUMMARY TO BE MADE AVAILABLE IN HOME

Pursuant to the *Retirement Homes Act, 2010* S.O. 2010, Chapter 11, section 93.

James Kelly
Sunnyside Suites Retirement Residence
1212 Riverside Drive.
Timmins, ON P4N 1A4

ADMINISTRATIVE PENALTY ORDER 2026-04122-93-01

The Registrar of the Retirement Homes Regulatory Authority (the "**Registrar**" and the "**RHRA**", respectively) has reasonable grounds to believe that James Kelly, registered owner (the "**Owner**") of the property located at 1212 Riverside Drive, Timmins, Ontario P4N 1A4, also known as Sunnyside Retirement Residence (the "**Home**"), and operated by Stephanie Kelly-Pichette (the "**Operator**"), has contravened a provision the *Retirement Homes Act, 2010* (the "**Act**").

The Registrar issues this Order to Pay an Administrative Penalty under section 93 of the Act to encourage the Operator to comply with the requirements under the Act and Regulation.

CONTRAVENTION

The Registrar has reasonable grounds to believe that the Home is being operated in contravention with the following sections of the Act:

- s. 33(1) of the Act – The Home has been operating a Retirement Home, as defined within the Act, without a licence.

BRIEF SUMMARY OF FACTS

On May 5, 2026, an inspection confirmed that the Home was operating as an unlicenced retirement home.

On June 3, 2026, the RHRA issued an Order to Apply or Cease. despite being provided with opportunities to demonstrate compliance, the Owner has not provided the RHRA with sufficient information to demonstrate compliance with the Order and the Act.

ADMINISTRATIVE PENALTY FACTORS

The Registrar considered the factors contained in subsection 60.1(1) of the Regulation in determining the amount of the Administrative Penalty:

Severity of Adverse Effect / Potential Adverse Effect:
Operating a retirement home without a licence avoids regulatory oversight and deprives residents of the protections and safeguards under the Act. This has the potential to have a major adverse effect on residents.

Mitigation of Contravention:
The Operator has not provided any mitigating factors relevant to the contravention and has provided insufficient information in response to the Order to satisfy the RHRA that adequate steps have been taken to come into compliance with the Act**.**

Previous Contraventions: N/A.

Economic Benefit:
The Operator has continued to operate the Home and receive revenue from that operation while not holding the licence required by the Act. The Registrar considers this a relevant factor in assessing the appropriate amount of the administrative penalty.

Purpose of Administrative Penalty:
As the Order has not been effective in achieving compliance, the Registrar finds that an administrative penalty is an appropriate regulatory response to encourage the Owner and Operator to take the steps necessary to comply with the Act.

Issued on November 5, 2026.