

MLS Building Audit Program - Details

Property Address : 1011 LANSDOWNE AVE

Legal Description: PLAN M58 BLK J LOT 8 TO 11 PT LOT 4 TO 7 66R-6355

Roll No. : 1904031540023000000

Building : 1011 LANSDOWNE AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : January 21, 2009

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Graffiti	09 108220 GRA 00 IV	GRAFITTI INVESTIGATION	Closed	11-Feb-09	29-APR-09	N/A**
9	Property Standards	09 109685 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Apr-09	06-MAY-09	100.00%
10	Property Standards	09 106576 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Apr-09	20-MAY-09	100.00%
13	Property Standards	09 109779 PRS 00 IV	PARKING GARAGE/629 - DEFECTS- order reissued March 16, 2010 due to expired order and req. for charges to be laid.	Closed	16-Mar-10	16-APR-10	100.00%
14	Property Standards	10 227898 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS-stair guards	Closed	26-Jul-10	31-DEC-10	100.00%
15	Property Standards	10 264051 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS -hall lighting	Closed	27-Sep-10	27-OCT-10	100.00%
16	Waste	09 107757 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	18-Feb-09	25-FEB-09	N/A**

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.
 N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
14	Property Standards	10 227898 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS-stair guards	Closed	26-Jul-10	31-DEC-10	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
15	Property Standards	10 264051 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS -hall lighting	Closed	27-Sep-10	27-OCT-10	24-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	09 109685 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Apr-09	06-MAY-09	24-Mar-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guards are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the balcony is not provided (the minimum guard height shall be 1070 mm (42 inches). (work in progress)	East	Closed
2	The exterior walls and their components are not being maintained in good repair.	North	Closed
3	An exterior door has a defective locking mechanism.	Roof Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair.	South	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. namely; grill is missing	West	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. namely; a ventilation grill is defective.	West	Closed
7	Exterior walkway not maintained.	West	Closed
8	The exterior walls and their components are not being maintained in good repair.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
13	Property Standards	09 109779 PRS 00 IV	PARKING GARAGE/629 - DEFECTS- order reissued March 16, 2010 due to expired order and req. for charges to be laid.	Closed	16-Mar-10	16-APR-10	18-Oct-10

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system. (Namely but not limited to: Extension cords along pipe insulators)	Underground Parking Area	Closed
2	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Exposed and unprotected electrical connections)	Underground Parking Area	Closed
3	Interior lighting fixtures or lamps are not maintained in good repair.	Underground Parking Area	Closed
4	The floor drain is not maintained in good repair. (Namely, drain cover(s) missing)	Underground Parking Area	Closed
5	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. (Namely but not limited to: Safe exit doors, adjacent walls and ceilings that do not meet required paint schemes in area surrounding and in colour (specific to colour indicated by number 14193 in Federal Standard 595B COLORS, dated July 1994, 7690-01-162-2210 Fan Deck))	Underground Parking Area	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. (Namely but not limited to: Cracked, breaking, damaged and deteriorating cement and block walls)	Underground Parking Area	Closed
7	The walls in the parking or storage garage are not impervious to water. (Namely but not limited to: Existing and previously existing water penetrated walls)	Underground Parking Area	Closed
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. (Namely but not limited to: Cracked, peeling and damaged painted wall surfaces)	Underground Parking Area	Closed
9	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Underground Parking Area	Closed
10	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device.	Underground Parking Area	Closed
11	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the doors opening mechanism.	Underground Parking Area	Closed
12	Floor(s) not maintained free from trip or other hazardous condition. (Namely, ponding of water on floor)	Underground Parking Area	Closed
13	The ceilings in the parking or storage garage are not impervious to water. (Namely but not limited to: Water leaking from ceiling)	Underground Parking Area	Closed
14	The ceilings/beams in the parking or storage garage are not maintained free of holes, breaks or cracks. (Namely but not limited to: existing holes, cracks, and exposed rusting reinforcing steel)	Underground Parking Area	Closed
15	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
16	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	Underground Parking Area	Closed
17	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. (Namely but not limited to: Cracked, peeling and missing ceiling paint)	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	09 106576 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Apr-09	20-MAY-09	19-Aug-10

No. of defects contained within the Order : **66**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Incomplete and unfinished wall)	1st Floor	Closed
3	The electrical switches are not maintained in good working order.	1st Floor	Closed
4	The electrical receptacle are not maintained in good working order.	1st Floor	Closed
5	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: Incomplete and un renewed paint finish for walls and ceiling)	1st Floor	Closed
6	Floor and floor covering not kept in a clean and sanitary condition. (Namely but not limited to: General cleanliness of floors)	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
8	The plumbing system is not kept in good working order. (Namely but not limited to: Damaged toilette and incomplete bathroom fixtures)	1st Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
11	Previously finished surface in the public area of the property is not maintained in good repair. (Namely but not limited to: Incomplete and unfinished paint surface)	1st Floor	Closed
12	Previously finished surface in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: Incomplete paint finish)	1st Floor	Closed
13	Interior door, frame, and hardware not maintained in good repair.	1st Floor	Closed
14	The heating system or unit is not in good repair and maintained in good working condition. (Namely but not limited to: Unit not complete and maintained in good order)	1st Floor	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	1st Floor	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
17	The toilet room is not kept clean and neat.	1st Floor	Closed
18	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Defective plaster finish)	1st Floor	Closed
19	The floor and every appurtenance, surface cover and finish is not maintained. (Namely but not limited to: Incomplete floor finish)	1st Floor	Closed
20	Floor not kept in a clean and sanitary condition	1st Floor	Closed
21	Previously finished walls have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. (Namely but not limited to: Graffiti)	Basement	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
23	The plumbing system is not kept in good working order. (Namely but not limited to: Ceiling pipe leaking)	Basement	Closed
24	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Damaged and defective wall plaster)	Basement	Closed
25	Previously finished surfaces have marks, stains, graffiti, smoke damage, painted slogans and other defacements. (Namely but not limited to: Ceiling tiles stained)	Basement	Closed

26	Floor not kept in a clean and sanitary condition (Namely but not limited to: General cleanliness of floors and visible debris)	Basement	Closed
27	The electrical switches are not maintained in a safe and complete condition. (Namely but not limited to: Missing face plate covers)	Basement	Closed
28	Floor not kept in a clean and sanitary condition. (Namely but not limited to: General cleanliness of floor)	Basement	Closed
29	Elevator parts and appendages are not maintained in good repair and operational. Namely : (elevator buttons and floor indicators)	Elevator	Closed
30	Garbage chute is not maintained in a clean and odour free condition. (Namely but not limited to: general cleanliness of garbage rooms including walls, floors and ceilings)	Garbage Room	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
32	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely but not limited to: painted and tiled surfaces not complete and without damage)	Garbage Room	Closed
33	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. (Namely but not limited to: Chute doors not closing proper and tight)	Garbage Room	Closed
34	The property is not being kept free of rodents, vermin, insects or other pests. (Namely but not limited to: cockroaches visibly present)	Garbage Room	Closed
35	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: exposed wire / not terminated safely)	Stairway	Closed
36	Interior doors, frames, and hardware not maintained in good repair. (Namely but not limited to: Stairwell doors not self-closing, and hardware such as closures, handles, and latches not in good repair)	Stairway	Closed
37	Previously finished ceiling surfaces have marks, stains, graffiti, smoke damage, painted slogans and other defacements. (Namely but not limited to: smoke damage and general stains)	Stairway	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: cracked, damaged stucco/plaster finish)	Stairway	Closed
39	Ceiling not maintained clean. (Namely but not limited to: general cleanliness of ceiling surface)	Stairway	Closed
40	The required guards are not installed to comply with the Ontario Building Code, namely; The open side of the interior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
41	The floor and every appurtenance, surface cover and finish is not maintained. (Namely but not limited to: Paint finish on floor not maintained)	Stairway	Closed
42	Previously finished walls have marks, stains, graffiti, smoke damage, painted slogans and other defacements.	Stairway	Closed
43	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: paint surfaces unfinished or not maintained in good order)	Stairway	Closed
44	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: cracked and broken plaster)	Stairway	Closed
45	Walls not maintained clean. (Namely but not limited to: General cleanliness of stairwell walls)	Stairway	Closed
46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Namely but not limited to: lighting fixtures throughout stairwells unprotected)	Stairway	Closed
47	The heating unit is not in good repair and maintained in good working condition.	Stairway	Closed
48	Floor not kept in a clean and sanitary condition. (Namely but not limited to: Urine stains, debris, and general cleanliness of stairwell floors)	Stairway	Closed
49	Previously finished walls where marks, stains, graffiti, and other defacements have been removed have not been refinished.	Stairway	Closed
50	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: cracked, broken, and deteriorated ceiling tiles and plaster)	Throughout Building	Closed
51	Previously finished surfaces have marks, stains, graffiti, smoke damage, painted slogans and other defacements. (Namely but not limited to: finished wall surfaces, door surfaces such as suite, elevator garbage room and stairwell doors)	Throughout Building	Closed
52	Ceiling not maintained clean. (Namely but not limited to: general cleanliness of ceiling tiles and ceiling finish)	Throughout Building	Closed
53	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: defective and damaged wall plaster and paint finish)	Throughout Building	Closed
54	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
55	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed

56	The property is not being kept free of rodents, vermin, insects or other pests. (Namely but not limited to: cockroaches present throughout)	Throughout Building	Closed
57	The ventilation system or unit is not regularly cleaned. (Namely but not limited to: Dirty vent covers)	Throughout Building	Closed
58	Floor covering not kept free from stains. (Namely but not limited to: Carpet covering stained throughout)	Throughout Building	Closed
59	Floor covering not kept in a clean and sanitary condition. (Namely but not limited to: Carpet throughout requires cleaning and sanitizing)	Throughout Building	Closed
60	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. (Namely but not limited to: Loose ventilation covers)	Throughout Building	Closed
61	Interior doors, frames, and hardware not maintained in good repair. (Namely but not limited to: broken suite entrance doors, missing or broken hardware including door closures, handles and locks)	Throughout Building	Closed
62	Interior door is not a good fit in its frame. (Namely but not limited to: Improper fitting suite and garbage room doors)	Throughout Building	Closed
63	Floors and floor covering not maintained free from trip or other hazardous condition. (Namely but not limited to: Door mats located throughout)	Throughout Building	Closed
64	Previously finished walls in the public area of the property is not maintained in good repair. (Namely but not limited to: incomplete and defective plaster finish, cracked , chipped and incomplete paint finish)	Throughout Building	Closed
65	Previously finished surfaces where marks, stains, graffiti, and other defacements have been removed have not been refinished. (Namely but not limited to: wall surfaces, door surfaces such as suite, elevator garbage room and stairwell doors)	Throughout Building	Closed
66	All repairs shall be made in a good workmanlike manner. (Namely but not limited to: Brick repairs to preexisting ashtray retrofits incomplete and unfinished)	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :

Active apartment unit related investigation matters (Property Standards only) :	0
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**