

MLS Building Audit Program - Details

Property Address : 10 MACEY AVE

Legal Description: PLAN M1910 BLK B

Roll No. : 1901021120040000000

Building : 10 MACEY AVE

Report Date : May 11, 2012

Building Audit Date : August 18, 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	Property Standards	09 163817 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Nov-09	08-FEB-11	93.33%
2	Property Standards	09 181502 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Nov-09	21-JUL-10	81.48%
3	Property Standards	09 181797 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Nov-09	30-APR-10	100.00%

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
2	Property Standards	09 181502 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Nov-09	21-JUL-10	20-Jun-12

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior steps not maintained.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition, namely satellites dishes, air conditions, screens and other materials on the balconies.	Exterior	Closed
3	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition, namely flower pots.	Exterior	Closed
4	The required guard(s) are not installed securely or maintained in good repair in accordance with the Toronto Municipal Code.	Exterior	Open
5	The electrical fixtures are not maintained in good working order.	Exterior	Closed
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
7	Exterior walkway not maintained, namely broken patio stones.	Exterior	Closed
8	Exterior walkway not maintained.	Exterior	Closed
9	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Exterior	Closed
10	Exterior steps not maintained.	Exterior	Closed
11	The retaining wall is not being maintained in good repair, namely concrete retaining wall.	Exterior	Closed
12	Driveway(s) and/or similar areas not maintained, namely broken curbs.	Exterior	Closed
13	Driveway(s) and/or similar areas not maintained.	Exterior	Substantially Com
14	The grass is not being maintained in a living condition.	Exterior	Closed
15	Exterior garbage containment area not screened.	Exterior	Closed
16	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	Exterior	Open
17	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior	Open
18	Dwelling unit window that is capable of being opened has no screen.	Exterior	Open
19	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
20	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely terrace.	Exterior	Closed
21	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Closed
22	Exterior walkway not maintained.	Exterior Of Building	Closed
23	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely trip hazards.	Exterior Of Building	Closed
24	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include balconies.	Exterior Of Building	Open
25	The electrical connections are not maintained in good working order, namely cable boxes.	Exterior Of Building	Closed
26	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Closed
27	The balcony panels are not maintained in good repair.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 181797 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Nov-09	30-APR-10	30-Jun-12

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
3	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
4	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.	Garage	Closed
5	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage	Closed
6	The plumbing system is not kept in good working order.	Garage	Closed
7	The floors in the parking or storage garage are not impervious to water.	Garage	Substantially Com
8	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely at or near parking stall #'s 54, 55, 58, 59 and 71.	Garage	Closed
9	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
10	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
11	The parking or storage garage ceiling are not painted white.	Garage	Closed
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
13	The floor drain is not maintained in good repair, namely clean out and replace any missing or damaged drain covers.	Garage	Substantially Com
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Garage	Substantially Com
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garage	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garage	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garage	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garage	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garage	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition., namely ramp at pedestrian exit	Garage	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition., namely mat	Garage	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials., namely access panel door	Garage	Closed
23	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
24	The required guards are not installed/maintained in accordance with the Toronto Muncipal Code.	Garage	Substantially Com
25	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
26	The electrical receptacle are not maintained in good working order.	Garage	Closed

27	The electrical fixtures are not maintained in good working order.	Garage	Closed
28	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent cover.	Garage	Closed
29	The electrical fixtures are not maintained in good working order.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 163817 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Nov-09	08-FEB-11	29-Jun-12

No. of defects contained within the Order : **165**

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or their supporting structural members are not maintained in good repair, namely broken stair tiles.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	1st Floor	Closed
3	The electrical fixtures are not maintained in good working order, namely missing or broken lens covers and bulbs.	1st Floor	Closed
4	Interior doors not maintained in good repair.	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely ceiling tiles.	1st Floor	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	2nd Floor	Closed
7	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Open
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
9	The property is not maintained and/or kept clean in accordance with the standards.	2nd Floor	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	2nd Floor	Closed
11	The electrical receptacle are not maintained in good working order, namely broken duplex.	2nd Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
13	The electrical fixtures are not maintained in good working order, namely missing or broken lenses.	3rd Floor	Closed
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Open
15	Interior doors not maintained in good repair.	3rd Floor	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition	3rd Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
18	The electrical connections are not maintained in good working order, namely loose wires.	4th Floor	Closed
19	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely broken grills.	4th Floor	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken baseboards.	4th Floor	Open
21	The electrical fixtures are not maintained in good working order, namely missing or broken lenses.	4th Floor	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	5th Floor	Closed
23	Interior doors not maintained in good repair.	5th Floor	Closed
24	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closer defective.	5th Floor	Closed
25	The electrical fixtures are not maintained in good working order, namely missing or broken lenses.	5th Floor	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	5th Floor	Substantially Com
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	6th Floor	Closed
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	6th Floor	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed

30	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closing device defective.	7th Floor	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	7th Floor	Closed
32	The electrical fixtures are not maintained in good working order, namely missing lens.	7th Floor	Closed
33	The electrical fixtures are not maintained in good working order, missing bulb.	7th Floor	Closed
34	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely broken grill.	7th Floor	Closed
35	Interior doors not maintained in good repair.	7th Floor	Substantially Com
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Open
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken baseboards.	7th Floor	Closed
38	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
39	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8th Floor	Closed
40	Floor and/or floor covering not kept in a clean and sanitary condition	8th Floor	Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	8th Floor	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
43	The electrical connections are not maintained in good working order, namely loose wires.	8th Floor	Closed
44	The plumbing system is not kept in a clean and sanitary condition, namely sink.	9th Floor	Closed
45	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	9th Floor	Closed
46	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	9th Floor	Substantially Com
47	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	9th Floor	Closed
48	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9th Floor	Open
49	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing grill.	10th Floor	Closed
50	The electrical fixtures are not maintained in good working order, namely missing or broken lenses.	10th Floor	Closed
51	The electrical receptacle are not maintained in good working order.	10th Floor	Closed
52	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	10th Floor	Closed
53	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	10th Floor	Open
54	Interior doors not maintained in good repair.	10th Floor	Closed
55	The electrical fixtures are not maintained in good working order, missing bulb.	10th Floor	Closed
56	The electrical fixtures are not maintained in good working order.	10th Floor	Closed
57	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.	10th Floor	Closed
58	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken baseboards.	10th Floor	Closed
59	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	11th Floor	Closed
60	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	11th Floor	Closed
61	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	11th Floor	Open
62	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	12th Floor	Open
63	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
64	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	12th Floor	Closed
65	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	12th Floor	Closed
66	The electrical receptacle are not maintained in good working order.	14th Floor	Closed

67	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed
68	The electrical fixtures are not maintained in good working order, namely missing or broken lens covers.	14th Floor	Closed
69	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	14th Floor	Closed
70	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	15th Floor	Open
71	Floor and/or floor covering not kept in a clean and sanitary condition	15th Floor	Closed
72	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed
73	The electrical fixtures are not maintained in good working order, namely broken or missing lens covers.	15th Floor	Closed
74	The electrical fixtures are not maintained in good working order, namely missing lens cover.	16th Floor	Closed
75	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely missing tile.	16th Floor	Closed
76	The electrical receptacle are not maintained in good working order, namely broken duplex cover.	16th Floor	Closed
77	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closure.	16th Floor	Closed
78	Previously finished surface in the public area of the property is not maintained in good repair.	17th Floor	Open
79	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	17th Floor	Closed
80	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	17th Floor	Closed
81	The electrical fixtures are not maintained in good working order, namely broken lens cover and/or fixture.	17th Floor	Closed
82	The electrical receptacle are not maintained in good working order.	Basement	Closed
83	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
84	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely broken tiles and baseboards.	Basement	Closed
85	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
86	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely shaft space wire.	Basement	Closed
87	The electrical connections are not maintained in good working order, namely loose wires.	Boiler Room	Closed
88	Extension cords or other extensions are used as a permanent wiring system.	Compactor Room	Closed
89	The electrical fixtures are not maintained in good working order.	Compactor Room	Closed
90	The electrical receptacle are not maintained in good working order.	Compactor Room	Closed
91	The electrical connections are not maintained in good working order.	Compactor Room	Closed
92	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
93	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Compactor Room	Closed
94	The property is not maintained and/or kept clean in accordance with the standards.	Compactor Room	Closed
95	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include broken tiles.	Compactor Room	Closed
96	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
97	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
98	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
99	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Elevator	Open
100	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken tiles.	Exit	Closed
101	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Exit	Closed
102	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Exit	Closed
103	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Garbage Room	Closed
104	The property is not maintained and/or kept clean in accordance with the standards, namely behind washers and dryers and area at laundry sink.	Laundry Room	Closed

105	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
106	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken or missing tiles.	Laundry Room	Closed
107	The electrical fixtures are not maintained in good working order, namely missing and/or burnt out bulbs and lense covers.	Laundry Room	Closed
108	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely tiles.	Lobby	Closed
109	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged wire in shaft space.	Lobby	Closed
110	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent cover.	Locker Room	Closed
111	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Locker Room	Closed
112	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Locker Room	Closed
113	The electrical connections are not maintained in good working order.	Locker Room	Closed
114	Extension cords or other extensions are used as a permanent wiring system.	Locker Room	Closed
115	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Mechanical Room	Closed
116	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Mechanical Room	Closed
117	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Mechanical Room	Closed
118	The floor drain is not maintained in good repair, namely missing cover.	Mechanical Room	Closed
119	Previously finished surface in the public area of the property is not maintained in good repair, namely walls and ceiling.	Mechanical Room	Closed
120	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Mechanical Room	Closed
121	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged heater unit.	Mechanical Room	Closed
122	The electrical connections are not maintained in good working order, namely missing cover plate.	Mechanical Room	Closed
123	The electrical connections are not maintained in good working order.	Mechanical Room	Closed
124	The electrical connections are not maintained in good working order.	Mechanical Room	Closed
125	The electrical fixtures are not maintained in good working order.	Mechanical Room	Closed
126	The electrical fixtures are not maintained in good working order, namely bulbs and lens covers.	Mechanical Room	Closed
127	Extension cords or other extensions are used as a permanent wiring system.	Mechanical Room	Closed
128	The ventilation system or unit is not regularly cleaned.	Mechanical Room	Closed
129	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Mechanical Room	Closed
130	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Mechanical Room	Closed
131	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Mechanical Room	Closed
132	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Mechanical Room	Substantially Com
133	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Mechanical Room	Closed
134	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Mechanical Room	Closed
135	The electrical connections are not maintained in a safe and complete condition.	Office	Closed
136	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Recreation Room	Closed
137	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include baseboards.	Recreation Room	Closed
138	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Recreation Room	Closed
139	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Recreation Room	Closed
140	The property has not been repaired in accordance with the standards.	Recreation Room	Closed
141	The lighting fixture is not maintained in a clean condition.	Recreation Room	Closed
142	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include washers, dryers, freezer, etc. .	Recreation Room	Closed

143	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Recreation Room	Closed
144	Floor and/or floor covering not kept in a clean and sanitary condition	Recreation Room	Closed
145	The electrical receptacle are not maintained in good working order, namely missing lens cover.	Recreation Room	Closed
146	The electrical fixtures are not maintained in good working order, namely missing or broken bulbs and lenses.	Recreation Room	Closed
147	The electrical fixtures are not maintained in good working order, namely missing or broken bulbs and lenses.	Recreation Room	Closed
148	Interior doors not maintained in good repair.	Recreation Room	Closed
149	Previously finished surface in the public area of the property is not maintained in good repair.	Recreation Room	Closed
150	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Roof Of Building	Closed
151	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Substantially Com
152	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Sauna	Closed
153	The electrical fixtures are not maintained in good working order, missing and/or broken lens cover.	Stairway	Closed
154	The electrical fixtures are not maintained in good working order, namely missing lens cover.	Stairway	Closed
155	The stair, landing and every appurtenance, surface cover and finish is not maintained.	Stairway	Closed
156	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code.	Stairway	Closed
157	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
158	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times., namely missing vent cover	Storage Room	Closed
159	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
160	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
161	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
162	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
163	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
164	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
165	Exit, public corridor or corridor and stairwells are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	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.**