

MLS Building Audit Program - Details

Property Address : 1501 WOODBINE AVE

Legal Description: SECT B LOT 539 - 1 PALN 1696 LOTS 539 TO 566 PT LOTS 567 AND

Roll No. : 1906021690020000000

Building : **1501 WOODBINE AVE -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **August 12, 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 175898 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS- HANDRAILS AND GUARDS	Closed	22-Sep-09	22-FEB-10	100.00%
2	Property Standards	09 168658 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-09	26-OCT-09	100.00%
3	Property Standards	09 173736 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Oct-09	01-MAR-10	100.00%
4	Property Standards	09 175553 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- handrails and guards	Closed	6-Oct-09	05-NOV-09	100.00%
5	Property Standards	09 176169 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Oct-09	05-MAR-10	100.00%
6	Property Standards	09 177074 PRS 00 IV	REPORT ORDERS- ROOF- WEATHER TIGHT CONDITION	Closed	8-Oct-09	09-NOV-09	0.00%
9	Waste	09 171466 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	22-Sep-09	29-SEP-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
1	Property Standards	09 175898 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS- HANDRAILS AND GUARDS	Closed	22-Sep-09	22-FEB-10	22-Feb-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Exterior	Closed
2	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, w	Exterior	Closed
3	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	Exterior	Closed
4	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	Exterior	Closed
5	The required guard(s) are not installed securely or maintained in good repair. Namely; the bottom horizontal supporting member is broken.	Exterior	Closed
6	The required guard(s) are not installed securely or maintained in good repair. Namely pickets missing.	Exterior	Closed
7	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrails on both sides of the stairs that are 1100mm (43 inches) in width or greater, are not provided.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 175553 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- handrails and guards	Closed	6-Oct-09	05-NOV-09	5-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
2	The required guard(s) are not installed securely or maintained in good repair. Namely; some pickets are bent.	Stairway	Closed
3	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrails on both sides of the stairs that are 1100mm (43 inches) in width or greater, are not provided.	Stairway	Closed
4	The required guard(s) are not installed/maintained 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
5	The required guard(s) are not installed securely or maintained in good repair. Namely; some pickets are bent	Stairway	Closed
6	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Stairway	Closed
7	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 168658 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-09	26-OCT-09	23-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely; balcony storage represents a climbing hazard.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint deteriorated from ceiling and slab fronts.	Exterior Of Building	Closed
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
4	Cable wire strung along building wall not enclosed by conduit.	Exterior Of Building	Closed
5	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely; the utility box doors/covers are not closed and maintained in good repair.	Exterior Of Building	Closed
6	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.	Front	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Front	Closed
8	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.	Front	Closed
9	Exterior window(s) with broken/cracked glass.	Front	Closed
10	Exterior lighting fixtures or lamps are not maintained.	Front	Closed
11	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. Namely; the small eavestrough which has an outlet to a down pipe is defective.	Front	Closed
12	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Front	Closed
13	Exterior yard surface and/or similar areas not maintained. Namely there is a 18"x 18" aprox. depression or hole in the front yard.	Front Yard	Closed
14	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely the light standard is not affixed securely at it's base.	Front Yard	Closed
15	The yard is not being maintained free of weeds.	Rear	Closed
16	Exterior garbage bin(s) covers left open.	Rear	Closed
17	Exterior garbage containment area not screened. Namely; garbage bins not kept inside screened area.	Rear	Closed
18	Garbage storage area is not maintained in a clean and odour free condition. Namely; loose garbage in garbage screen area.	Rear	Closed
19	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Rear	Closed
20	The exterior surface has not been restored and/or resurfaced where necessary.	Rear	Closed
21	Thegarbage area screen is not being maintained in good repair.	Rear	Closed
22	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.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 176169 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Oct-09	05-MAR-10	5-Mar-10

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard for the ramp is less than 1070 mm (42 inches) in height.	Garage	Closed
2	Door hardware/devices are not maintained in good repair. Namely; panic bar missing, and door does not latch shut.	Garage	Closed
3	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 140 mm and 900mm above the floor of the structure, will facilitate climbing.	Garage	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
6	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
7	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.	Garage	Closed
8	The electrical connections are not maintained in good working order. Namely; unprotected electrical box.	Garage	Closed
9	The electrical connections are not maintained in good working order.	Garage	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
12	Interior lighting fixtures or lamps are not maintained.	Garage	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
14	The plumbing system is not kept free from leaks or defects.	Garage	Closed
15	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Garage	Closed
16	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
17	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Garage	Closed
18	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
19	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely; black paint missing or irregular throughout garage.	Garage	Closed
20	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; ventilation fan cover not in good repair.	Garage	Closed
21	Exterior door has deteriorated/ineffective weather-proofing.	Garage	Closed
22	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Garage	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 173736 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Oct-09	01-MAR-10	30-Jul-10

No. of defects contained within the Order : **185**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats.	3rd Floor	Closed
2	Floor and/or floor covering not kept free from stains.	3rd Floor	Closed
3	Interior door not maintained in good repair.	3rd Floor	Closed
4	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
5	Floor and/or floor covering not kept free from stains.	4th Floor	Closed
6	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
9	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	5th Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Closed
11	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	5th Floor	Closed
12	Floor and/or floor covering not kept free from stains.	5th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Closed
14	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	6th Floor	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
16	Floor and/or floor covering not kept free from holes stains.	6th Floor	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	6th Floor	Closed
18	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	6th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
21	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
22	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
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat.	7th Floor	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
25	Floor and/or floor covering not kept free from stains.	7th Floor	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
27	Floor and/or floor covering not kept free from stains.	8th Floor	Closed
28	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8th Floor	Closed
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat.	8th Floor	Closed

30	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
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
32	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	Closed
33	Floor and/or floor covering not kept free from stains.	9th Floor	Closed
34	Interior door hardware not maintained in good repair. Namely; hydro closet door hardware.	9th Floor	Closed
35	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9th Floor	Closed
36	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
39	Floor and/or floor covering not kept free from stains.	10th Floor	Closed
40	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	10th Floor	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
42	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats in hall.	10th Floor	Closed
43	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	Closed
44	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	Closed
45	Interior door hardware not maintained in good repair. Namely; hydro closet door.	11th Floor	Closed
46	Floor and/or floor covering not kept free from stains.	11th Floor	Closed
47	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	11th Floor	Closed
48	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	11th Floor	Closed
49	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat and shoe rack.	11th Floor	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	11th Floor	Closed
51	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
52	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	12th Floor	Closed
53	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat	12th Floor	Closed
54	Floor and/or floor covering not kept free from stains.	12th Floor	Closed
55	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
56	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	Closed
57	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; door trim not in good repair.	14th Floor	Closed
58	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed
59	Floor and/or floor covering not kept free from stains.	14th Floor	Closed
60	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	14th 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.	14th Floor	Closed
62	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed
63	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed
64	Alarm speaker cover broken and loose.	15th Floor	Closed
65	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed

66	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	Closed
67	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	15th Floor	Closed
68	Door hardware/devices are not maintained in good repair.	15th Floor	Closed
69	Floor and/or floor covering not kept free from stains.	15th Floor	Closed
70	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
71	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	16th Floor	Closed
72	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
73	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	16th Floor	Closed
74	Interior lighting fixtures or lamps are not maintained.	16th Floor	Closed
75	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	17th Floor	Closed
76	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	17th Floor	Closed
77	Floor and/or floor covering not kept free from stains.	17th Floor	Closed
78	The electrical connections are not maintained in good working order. Namely: face plate missing.	18th Floor	Closed
79	Wall(s) not maintained clean.	18th Floor	Closed
80	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	18th Floor	Closed
81	Ceiling not maintained free of damaged and deteriorated materials. Namely; loose ceing hatch.	18th Floor	Closed
82	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	18th Floor	Closed
83	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	18th Floor	Closed
84	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat.	18th Floor	Closed
85	Ceiling not maintained clean.	18th Floor	Closed
86	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	19th Floor	Closed
87	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	19th Floor	Closed
88	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	19th Floor	Closed
89	Repair(s) does not reasonably match existing ceiling(s).	19th Floor	Closed
90	Repair(s) does not reasonably match existing wall(s)	19th Floor	Closed
91	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
92	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
93	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
94	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
95	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
96	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
97	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
98	Door hardware/devices are not maintained in good repair.	Basement	Closed
99	Previously finished surface(s) have graffiti.	Basement	Closed
100	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
101	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed

102	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
103	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
104	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
105	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
106	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
107	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
108	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux	Basement	Closed
109	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Basement	Closed
110	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Basement	Closed
111	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Basement	Closed
112	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
113	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
114	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
115	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
116	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
117	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
118	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
119	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
120	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
121	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
122	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
123	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
124	Ceiling not maintained clean.	Basement	Closed
125	Floor and/or floor covering not kept in a clean condition and free from rubbish and debris.	Basement	Closed
126	Floor and/or floor covering not kept in a clean condition and free from rubbish and debris.	Basement	Closed
127	Floor and/or floor covering not kept in a clean and free from rubbish and debris.	Basement	Closed
128	Floor and/or floor covering not kept in a clean condition and free from rubbish and debris.	Basement	Closed
129	The electrical connections are not maintained in good working order.	Basement	Closed
130	Laundry room windows are not maintained in a clean condition.	Basement	Closed
131	The plumbing system is not kept free from leaks or defects.Namely; ceiling pipe leaking.	Basement	Closed
132	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
133	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
134	Wall(s) not maintained clean.	Basement	Closed
135	The ventilation grill is not kept in good repair.	Basement	Closed
136	Ceiling not maintained clean. Namely; water stains	Basement	Closed
137	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed

138	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
139	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
140	Elevator(s) is not maintained in a clean condition.	Elevator	Closed
141	Previously finished surface(s) have marks, graffiti, and/or other defacements.	Elevator	Closed
142	Elevator part(s) and appendages are not maintained in good repair.	Elevator	Closed
143	The ventilation grill is not regularly cleaned.	Hall	Closed
144	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
145	The lighting fixture is not maintained in a clean condition.	Lobby	Closed
146	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Lobby	Closed
147	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Lobby	Closed
148	Door hardware/devices are not maintained in good repair.	Lobby	Closed
149	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Lobby	Closed
150	Door hardware/devices are not maintained in good repair.	Lobby	Closed
151	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : elevator control box covers missing.	Roof Of Building	Closed
152	The electrical connections are not maintained in good working order. Namely; improper/unsafe electrical connections.	Roof Of Building	Closed
153	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
154	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
155	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
156	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
157	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
158	Exterior door not maintained in good repair. Namely; door deteriorated	Stairway	Closed
159	Door hardware/devices are not maintained in good repair. Namely; the doors throughout the building have defective handle sets and door closers.	Stairway	Closed
160	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; painted stair and supporting structures including guards, hand rails, treads and risers.	Stairway	Closed
161	Previously finished surface(s) have graffiti, painted slogans and/or other defacements. Namely; walls, windows, doors, and stair guards are marked.	Stairway	Closed
162	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Stairway	Closed
163	The stair treads are not being maintained free from defects/hazards.	Stairway	Closed
164	Floor not kept in a clean and sanitary condition and free from rubbish and debris.	Stairway	Closed
165	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
166	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
167	Ceiling not maintained clean.		Closed
168	Wall(s) not maintained clean.		Closed
169	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
170	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
171	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
172	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
173	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed

174	Previously finished wall(s) have marks, stains, graffiti, painted slogans and/or other defacements.		Closed
175	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
176	Laundry room is not maintained in a clean and sanitary condition.		Closed
177	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 lux		Closed
178	Garbage chute room is not maintained in a clean and odour free condition.		Closed
179	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Closed
180	Floor and/or floor covering not kept in a clean and sanitary condition		Closed
181	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
182	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
183	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
184	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
185	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		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.**