

MLS Building Audit Program - Details

Property Address : 153 RANLEIGH AVE

Legal Description: PLAN M260 LOT 296 PT LOT 297 RP 66R13109 PARTS 1,2 & 5

Roll No. : 1904105140035000000

Building : 153 RANLEIGH AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : June 08, 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	Long Grass and Weeds	09 147169 LGW 00 IV	LONG GRASS/WEEDS	Closed	17-Jun-09	17-JUL-09	N/A**
4	Property Standards	09 147083 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-09	17-JUL-09	100.00%
5	Property Standards	09 147262 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-09	17-JUL-09	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
4	Property Standards	09 147083 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-09	17-JUL-09	20-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely coverplates on loose wiring.	Boiler Room	Closed
4	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Boiler Room	Closed
5	The required guard(s) are not installed/maintained to comply with the City of Toronto Municipal 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).	Building	Closed
6	The required guard(s) are not installed/maintained to comply with the City of Toronto Municipal Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	Building	Closed
7	The required guard(s) are not installed/maintained to comply with the City of Toronto Municipal 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, which it is protecting, facilitates climbing.	Building	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Electrical Room	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. Namely peeling paint on walls.	Laundry Room	Closed
10	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely:	Laundry Room	Closed
11	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
12	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	Storage Room	Closed
13	Adequate ventilation has not been provided.	Throughout Building	Closed
14	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
15	The electrical receptacle are not maintained in a safe and complete condition.	Throughout Building	Closed
16	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
17	The ventilation system or unit is not regularly cleaned.	Throughout Building	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 147262 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-09	17-JUL-09	3-Dec-09

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Namely: Repair all pot holes, ruts and damage asphalt.	Driveway	Closed
2	Openings in exterior wall not protected with suitable materials Namely: Unused pipe protruding through exterior wall. Needs to be capped or removed.	East Side of Building	Closed
3	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. Namely: Torn window screen on the east side of building.	East Side of Building	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Exterior wall vent is rusted, bent and damaged. Surface requires refinishing.	East Side of Building	Substantially Com
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in wall around vent pipe.	East Side of Building	Substantially Com
6	Wall(s) not maintained clean. Namely: Exterior Laundry room vents require cleaning. Lint.	East Side of Building	Closed
7	An exterior door has no locking mechanism. Namely: Exterior door from boiler room is missing door locking hardware.	East Side of Building	Closed
8	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	East Side of Building	Closed
9	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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).	East Side of Building	Closed
10	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, which it is protecting, facilitates climbing.	East Side of Building	Closed
11	The required guard(s) are not installed securely or maintained in good repair. Namely: Retaining wall guard on the east side of building is not in compliance. Needs to be Replaced.	East Side of Building	Closed
12	Exterior garbage containment area not screened. Namely: The place for disposal of garbage shall be screened.	East Side of Building	Substantially Com
13	The supporting member(s) of equipment/attachments appurtenant to the building are not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc.). Namely: Owner is responsible to make sure window air conditioner units are installed and secured properly.	Exterior Of Building	Closed
14	Exterior steps not maintained. Namely: Broken slate tiles on front steps. Repairs are required.	Front	Closed
15	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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, which it is protecting, facilitates climbing.	Front and Rear	Closed
16	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Front and Rear	Closed
17	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	Front and Rear	Closed
18	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.	Interior	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated surface paint finish on front door and frame of building.	North Side of Building	Closed
20	Driveway(s) and/or similar areas does not afford safe passage. Namely; Catch basin grate in the rear parking area is in disrepair. Replace grate.	Rear	Closed

21	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained free from dirt, surface dust or loose materials. Namely: Repaired surface area in the rear yard requires asphalt paving.	Rear	Closed
22	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Rear	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.**