

**MLS Building Audit Program - Details**

**Property Address :** 155 SHERBOURNE ST

Legal Description: PLAN D139 PLAN 177 PLAN 783E PT LOT 1 PLAN 4A PT LOTS 2 & 3

Roll No. : 1904072080002000000

**Building :** 155 SHERBOURNE ST -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** March 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 126748 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Apr-09	09-JUL-10	98.15%
2	Property Standards	09 131409 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-09	03-JUN-09	100.00%
5	Property Standards	09 133149 PRS 00 IV	PARKING GARAGE/629 DEFECTS	Closed	4-May-09	27-NOV-09	100.00%
6	Property Standards	10 216096 PRS 00 IV	Interior Guards	Prosecution Initiated	13-Jul-10	13-SEP-10	0.00%
7	Waste	09 132594 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	30-Apr-09	11-MAY-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
6	Property Standards	10 216096 PRS 00 IV	Interior Guards	Prosecution Initial	13-Jul-10	13-SEP-10	30-Jun-12

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 1,070 millimetres around landings.	Stairway	Open
2	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	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 133149 PRS 00 IV	PARKING GARAGE/629 DEFECTS	Closed	4-May-09	27-NOV-09	4-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking garage is not kept free from junk , rubbish and debris.	Garage	Closed
2	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces. namely; lights not working.	Garage	Closed
3	Interior lighting fixtures or lamps missing covers.	Garage	Closed
4	Previously finished surface(s) have marks, graffiti, painted slogans and/or other defacements.	Garage	Closed
5	The electrical fixtures are not maintained in good working order. namely; garage door has exposed electrical fixture.	Garage	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Garage	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. namely; some areas are not painted in required paint scheme.	Garage	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 131409 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-09	03-JUN-09	4-Jun-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 excessive storage on balconies represent a climbing hazard.	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely; balcony paint deteriorated.	East Side of Building	Closed
3	The exterior surface of the building shall be maintained free of stains.(bird excrement)	East Side of Building	Closed
4	Exterior window missing. namely; window boarded up.	East Side of Building	Closed
5	Garbage and/or refuse is not being stored in receptacles.	East Side of Property	Closed
6	The fence is not being maintained in good repair.	East Side of Property	Closed
7	Exterior garbage containment area not screened.	East Side of Property	Closed
8	Exterior garbage bin(s) covers left open.	East Side of Property	Closed
9	Exterior yard surface and/or similar areas not maintained. namely; wood curbs deteriorated.	North Side of Building	Closed
10	Exterior walkway not maintained.	North Side of Building	Closed
11	Exterior window missing. namely; window boarded up.	North Side of Building	Closed
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely; balcony ceiling paint is deteriorated.	West Side of Building	Closed
13	Exterior window missing. namely; ground floor window boarded up.	West Side of Building	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 126748 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Apr-09	09-JUL-10	30-Jun-10

No. of defects contained within the Order : **108**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Room not kept free from rubbish and debris.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	Garbage disposal room is not maintained free of junk and dicarded items.	1st Floor	Closed
5	The electrical connections are not maintained in good working order.	1st Floor	Closed
6	The ventilation system or unit is not regularly cleaned. Namely; vent grill.	1st Floor	Closed
7	The patio is not maintained in a clean and/free from rubbish and debris.	2nd Floor	Closed
8	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	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
10	Wall(s) and components not maintained in good repair. Namely; utility panel not fitting flush against wall.	2nd Floor	Closed
11	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	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats	3rd Floor	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
15	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
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
17	Garbage chute door not self closing/sealng.	5th Floor	Closed
18	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat #517, 516	5th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Closed
20	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
21	Floor and/or floor covering not kept in a clean and sanitary condition debris.	6th Floor	Closed
22	Interior door is not a good fit in its frame.	6th Floor	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
24	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
25	Garbage chute door not self closing/sealing.	6th Floor	Closed
26	Previously finished surface(s) have marks, graffiti, and/or other defacements.	7th Floor	Closed
27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat	7th Floor	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
29	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

30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat	7th Floor	Closed
31	Door hardware/devices are not maintained in good repair. Namely door does not latch shut.	8th Floor	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboard tiles.	8th Floor	Closed
34	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8th Floor	Closed
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely door and door frame # 805	8th Floor	Closed
36	garbage chute door not self closing/sealing.	8th Floor	Closed
37	Previously finished wall(s) have marks, graffiti, painted slogans and/or other defacements.	9th Floor	Closed
38	Interior door is not a good fit in its frame.	9th Floor	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; hole in bulkhead	9th Floor	Closed
40	Floor and/or floor covering not kept in a clean and sanitary condition.	9th Floor	Closed
41	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; door does not close shut	9th Floor	Closed
42	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
43	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
44	Previously finished surface(s) have marks, and/or other defacements.	9th Floor	Closed
45	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
46	Door hardware/devices have been removed and not replaced. Namely; door handle missing.	9th Floor	Closed
47	Interior door is not a good fit in its frame.	9th Floor	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
49	Garbage chute system door does not self close/seal shut.	10th Floor	Closed
50	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
51	Ceiling not maintained free of holes.	10th Floor	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	11th 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.	11th Floor	Closed
54	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely # 1105 door does not match existing paint scheme in hallway.	11th Floor	Closed
55	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
56	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; wall surrounding garbage chute	12th Floor	Closed
57	The floor and every appurtenance, surface cover and finish is not maintained. Namely; tiles at entrance to garbage chute room defective/missing.	12th Floor	Closed
58	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
59	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely; the threshold at entrance to garbage chute room defective.	12th Floor	Closed
60	The ventilation system or unit is not regularly cleaned. namely; vent grill dirty.	12th 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	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; doormat #1414	14th Floor	Closed
63	Garbage chute system door not self closing/sealing shut.	14th Floor	Closed
64	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed

65	Repair(s) does not reasonably match existing wall(s) Namely; previous repair not smooth and level.	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	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboard tiles missing	15th Floor	Closed
68	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed
69	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely hallway doors and door frames.	15th Floor	Closed
70	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; large area of peeling paint in hallway wall.	16th Floor	Closed
71	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
72	Floor and/or floor covering not kept free from rubbish and debris.	16th Floor	Closed
73	Floor and/or floor covering not kept clean. Namely paint stain on floor neat # 1605.	16th Floor	Closed
74	Previously finished surface(s) have marks, and/or other defacements.	16th Floor	Closed
75	Previously finished wall(s) have marks, graffiti, and/or other defacements.	16th Floor	Closed
76	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
77	Door hardware/devices are not maintained in good repair. Namely; the door does not close shut.	17th Floor	Closed
78	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	17th Floor	Closed
79	Interior door not maintained in good repair. Namely; door warped and bent.	17th Floor	Closed
80	Repair(s) does not reasonably match existing ceiling(s).	17th Floor	Closed
81	The ventilation system or unit is not regularly cleaned. Namely; vent grill	17th Floor	Closed
82	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	17th Floor	Closed
83	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; apt doors, door frames and exit doors.	17th Floor	Closed
84	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	17th Floor	Closed
85	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: missing wall tile near elevator.	Basement	Closed
86	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
87	Locker rooms are not kept free of from rubbish, debris and discarded items.	Basement	Closed
88	Interior lighting fixtures or lamps are not maintained. Namely; light burnt out	Boiler Room	Closed
89	The electrical connections are not maintained in good working order. Namely; electrical fixture removed, no cover installed.	Laundry Room	Closed
90	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
91	The ventilation system or unit is not regularly cleaned. Namely; vent grill	Mezzanine	Closed
92	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Mezzanine	Closed
93	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Mezzanine	Closed
94	The electrical connections are not maintained in good working order. Namely; no cover on electrical box	Mezzanine	Closed
95	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Mezzanine	Closed
96	The required handrail(s) are not installed 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.	Roof Of Building	Closed
97	The ventilation system or unit is not regularly cleaned. Namely vent grills are dirty.	Roof Of Building	Closed
98	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; corner bead broken.	Stairway	Closed
99	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed

100	Wall(s) not maintained free of cracks, damaged and deteriorated materials. Namely; corner bead exposed.	Stairway	Closed
101	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials namely; section of baseboard missing, and exposed cornerbead.	Stairway	Closed
102	Interior door/ frames(s), and/or hardware not maintained in good repair. Namely; door does not close shut.	Stairway	Closed
103	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; edge of concrete on stairs is deteriorated /broken on the stairs.	Stairway	Closed
104	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; stair nosing deteriorated	Stairway	Closed
105	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; concrete broken/deteriorated on steps.	Stairway	Closed
106	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	Open
107	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landings is less than 1070 mm (42 inches) in height.	Stairway	Open
108	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; part of baseboard missing	Stairway	Closed

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

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**