

**MLS Building Audit Program - Details**

**Property Address :** 1560 LAWRENCE AVE W

Legal Description: PLAN 5082 PT BLK E

Roll No. : 1908022580054000000

Building : 1560 LAWRENCE AVE W -- W1202

**Report Date :** May 11, 2012

**Building Audit Date :** November 29, 2011

**\*\* 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	11 320457 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	16-Dec-11	13-JUL-12	87.23%
2	Property Standards	11 321867 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	16-Dec-11	13-JUL-12	57.14%
3	Property Standards	11 321868 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	16-Dec-11	13-JUL-12	42.86%

**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	11 321867 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	16-Dec-11	13-JUL-12	27-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	East Side of Property	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely: wall cracked above garage entrance.	North Side of Building	Closed
3	The roof or one of it's components is not free from loose or unsecured objects and/or materials. Namely: roof flashing defective.	North Side of Building (North-West)	Open
4	The retaining wall is not being maintained in good repair. Namely: bulging in the north wall.	North Side of Property	Substantially Com
5	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North Side of Property	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	South Side of Building	Open
7	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects.	West Side of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 321868 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	16-Dec-11	13-JUL-12	27-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

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.	Underground Parking Area	Open
2	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
3	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.	Underground Parking Area	Closed
4	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.	Underground Parking Area	Open
5	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: cover of junction box missing.	Underground Parking Area	Closed
7	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.	Underground Parking Area	Closed

8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
9	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: stair treads and nosings rusted.	Underground Parking Area	Open
10	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open
13	Door frame not maintained in good repair.	Underground Parking Area	Closed
14	Lighting fixtures or lamps are not maintained in good working condition.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 320457 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	16-Dec-11	13-JUL-12	27-Apr-12

No. of defects contained within the Order : **47**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a laundry room is provided at less than 200 lux.	1st Floor	Closed
2	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
3	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
10	Garbage chute system is not maintained operational. Namely: Chute door not closing.	1st Floor	Closed
11	The electrical connections are not maintained in good working order. Namely: No cover on electrical outlet, Bell wires not secured.	1st Floor	Closed
12	The electrical connections are not maintained in good working order. Namely: No cover on junction box, located on ceiling.	1st Floor	Closed
13	Interior door is not a good fit in its frame. Namely: Garbage room door not self closing.	1st Floor	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
15	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: The risers and nosings are damaged, the paint is peeling and rust is showing.	1st Floor	Closed
16	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; Chute door not closing, no fire damper, chute frame is damaged.	2nd Floor	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: The Locker room door is not self closing.	3rd Floor	Open
19	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Chute trap door is not closing.	3rd Floor	Closed
20	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	3rd Floor	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair.	3rd Floor	Closed
22	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on wall	4th Floor	Closed
23	The electrical fixtures are not maintained in a safe and complete condition. Namely: Emergency Exit Sign is not secure.	4th Floor	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed

27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed
28	Lighting in a storage room is provided at less than 50 lux.	6th Floor	Closed
29	Lighting in a storage room is provided at less than 50 lux.	6th Floor	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
32	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	6th Floor	Open
33	Lighting in a storage room is provided at less than 50 lux.	6th Floor	Closed
34	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Guard is damaged and twisted.	East Stairway	Closed
35	Lighting in a service hallway is provided at less than 50 lux.	Hall	Open
36	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
37	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
38	Communication system identifies the tenant by unit number.	Lobby	Closed
39	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	Substantially Com
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof	Open
41	Interior lighting fixtures or lamps have not been installed. Namely: Light bulb is missing.	Roof	Open
42	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Open
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
44	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
45	The ventilation system or unit is not regularly cleaned. Namely: The hallway grills are not mentained clean.	Throughout Building	Closed
46	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: wriiting, markings on the walls.	Throughout Building	Closed
47	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire dampers missing in garbage chutes.	Throughout Building	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.**