

**MLS Building Audit Program - Details**

**Property Address :** 156 BARRINGTON AVE

Legal Description: PLAN 1351 PT LOT 55

Roll No. : 1906021381067000000

**Building :** 156 BARRINGTON AVE -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** November 30, 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 194742 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-09	18-JAN-10	100.00%
2	Property Standards	09 196033 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-09	18-JAN-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 196033 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-09	18-JAN-10	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	1st Floor	Closed
2	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.	3rd Floor	Closed
3	Exterior garbage containment area not screened.	Exterior	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
5	The fence on the property is not being maintained in good repair.	Front East	Closed
6	The supporting member(s) of equipment/attachments appurtenant to the building are not protected from the elements by conduit, namely; cables.	North	Closed
7	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	North	Closed
8	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.	North	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 194742 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-09	18-JAN-10	31-Aug-11

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
3	Previously finished wall(s) have marks, stains, and/or other defacements.	Hall	Closed
4	Exterior window or skylight not maintained in good repair. Namely; terrazzo window sill broken and cracked.	Hall	Closed
5	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely; behind machines - not kept clean	Laundry Room	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Laundry Room	Closed
7	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Roof Of Building	Closed
8	An exterior door has a defective locking mechanism.	South	Closed
9	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; nosing defective on stairs.	Stairway	Closed
10	The stairs and/or other appurtenant attachments and/or their sup	Stairway	Closed
11	The guards are not installed to withstand the loads as required in the chapter.	Stairway	Closed
12	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
13	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
14	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
15	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
16	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	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
18	Previously finished wall(s) have marks, stains, and/or other defacements.	Stairway	Closed
19	Extension cords or other extensions are used as a permanent wiring system.		Closed
20	Exterior door is not a good fit in it's frame.		Closed
21	The property is not maintained and/or kept clean in accordance with the standards. Namely; improper storage of materials in a service room.		Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.		Closed
23	Lighting in a storage room is provided at less than 50 lux.		Closed
24	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; Main floor exit door North.		Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely; main floor; landings and stairs.		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.**