

**MLS Building Audit Program - Details**

**Property Address :** 1555 QUEEN ST E

Legal Description: PLAN 652E LOTS 15 TO 18 34 & PT LOT 33 BLK A PLAN 672E PT LOT

Roll No. : 1904081230014000000

**Building :** 1575 QUEEN ST E

**Report Date :** May 11, 2012

**Building Audit Date :** September 02, 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
6	Property Standards	09 180285 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	30-Oct-09	30-NOV-09	97.78%
7	Property Standards	11 114313 PRS 00 IV	INTERIOR COMMON ELEMENTS New order interior Guards	Prosecution Initiated	28-Jan-11	28-MAR-11	0.00%

**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
7	Property Standards	11 114313 PRS 00 IV	INTERIOR COMMON ELEMENTS New order interior Guards	Prosecution Initial	28-Jan-11	28-MAR-11	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 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
6	Property Standards	09 180285 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	30-Oct-09	30-NOV-09	1-Feb-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service 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	Lighting in a service room is provided at less than 200 lux.	2nd Floor	Closed
4	Lighting in a service room is provided at less than 200 lux.	2nd Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
6	Previously finished surface(s) have marks, stains, graffiti, painted slogans and/or other defacements.	3rd Floor	Closed
7	Lighting in a service room is provided at less than 200 lux.	3rd Floor	Closed
8	Floor and/or floor covering not maintained in good repair.	3rd Floor	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition	3rd Floor	Closed
11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
12	Lighting in a service room is provided at less than 200 lux.	3rd Floor	Closed
13	Ceiling not maintained free of holes	4th Floor	Closed
14	Interior lighting fixtures or lamps are not maintained.	4th Floor	Closed
15	Interior lighting fixtures or lamps are not maintained.	4th Floor	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
18	Lighting in a service room is provided at less than 200 lux.	4th Floor	Closed

19	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	4th Floor	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; water damage	4th Floor	Closed
21	Lighting in a service room is provided at less than 200 lux.	4th Floor	Closed
22	Previously finished surface(s) in the public area of the property is not maintained in good repair.	5th Floor	Closed
23	Suite entrance door not maintained in good repair.	5th Floor	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damage from previous leak at South corner.	5th Floor	Closed
25	Floor and/or floor covering not kept free from holes.	5th Floor	Closed
26	Lighting in a service room is provided at less than 200 lux.	5th Floor	Closed
27	Lighting in a service room is provided at less than 200 lux.	5th Floor	Closed
28	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	5th Floor	Closed
29	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; door not self latching	5th Floor	Closed
30	Interior lighting fixtures or lamps have not been installed.	5th Floor	Closed
31	Lighting in a service room is provided at less than 200 lux.	6th Floor	Closed
32	Lighting in a service room is provided at less than 200 lux.	6th Floor	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboards missing.	6th 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. Namely; ceilings and walls	6th Floor	Closed
35	Storage room, dressing room, sanitary facility, service area or corridor serving an area where equipment or utensils are intended to be cleaned is not equipped to provide illumination to a level of not less than 300 lux measured at the floor level. Namely; Janitors room	7th Floor	Closed
36	Lighting in a service room is provided at less than 200 lux.	7th Floor	Closed
37	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
38	The transparent surface is not kept reasonably clean	Basement	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
44	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
45	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
46	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
47	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
48	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
49	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
50	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
51	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
52	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
53	Lighting in a public water closet room is provided at less than 100 lux.	Basement	Closed
54	Lighting in a recreation room is provided at less than 100 lux.	Basement	Closed
55	Floor and/or floor covering not kept free of debris and stored materials.	Basement	Closed

56	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Basement	Closed
57	Laundry room is not maintained in a clean and sanitary condition.	Basement	Closed
58	Laundry room is not maintained in a clean and sanitary condition. Behind dryers	Basement	Closed
59	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
60	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
61	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
62	Door hardware/devices have been removed and not replaced.	Basement	Closed
63	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
64	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
65	The plumbing system is not kept free from leaks or defects. Namely; sink leaking.	Basement	Closed
66	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
67	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
68	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
69	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
70	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Corridors	Closed
71	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
72	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
73	Exterior door has deteriorated/ineffective weather-proofing.	Ground Floor	Closed
74	The property is not being kept free of rodents, vermin, insects or other pests. Namely; cockroaches observed in hall ways.	Hallways	Closed
75	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
76	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
77	Interior lighting fixtures or lamps are not maintained.	Stairway	Closed
78	The ventilation system or unit is not regularly cleaned. Namely; vent grill.	Stairway	Closed
79	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; water damage	Stairway	Closed
80	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
81	Floor and/or floor covering not kept in a clean and sanitary condition	Stairway	Closed
82	Floor not kept clean and free from debris.	Stairway	Closed
83	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Stairway	Closed
84	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Stairway	Closed
85	The finishing of repairs and/or the materials used shall be reasonably compatible in design and colour with adjoining decorative finishing materials.	Stairway	Closed
86	The finishing of repairs and/or the materials used shall be reasonably compatible in design and colour with adjoining decorative finishing materials.	Stairway	Closed
87	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
88	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
89	Exterior window(s) with broken/cracked glass.		Closed
90	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats		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.**