

MLS Building Audit Program - Details

Property Address : 1809 LAWRENCE AVE W

Legal Description: PLAN 5597 PT LOT 1 PT LOT 2 PT LOT 3 PLAN 804 LOT 4 RP 64R10

Roll No. : 1908022260011000000

Building : 1809 LAWRENCE AVE W -- W1203 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 04, 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 139276 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	12-MAR-12	100.00%
2	Property Standards	11 139278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	12-MAR-12	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
1	Property Standards	11 139276 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	12-MAR-12	12-Mar-12

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Balcony	Closed
2	The balconies and other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) are not maintained in good repair. Namely; spalling on concrete floor slab.	Balcony	Closed
3	The tree which is located on the property that was cut down has not been completely removed to remove a potential hazard..	East	Closed
4	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	East	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely. a few bricks deteriorated.	East	Closed
6	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely; scrap material or unwanted material, yard waste, concrete, junk, litter.	Exterior Of Building	Closed
7	Communication system identifies the tenant by unit number.	Front North	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Ground Floor	Closed
9	The property is being used to store derelict motor vehicles.	Parking Area	Closed
10	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Parking Area	Closed
11	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.	Parking Area	Closed
12	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	South	Closed
13	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	West	Closed
14	Exterior garbage containment area not screened.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 139278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	12-MAR-12	13-Mar-12

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely; light lens broken	2nd Floor	Closed
2	The property is not maintained clean and free from stored materials	Boiler Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
4	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.	Hall	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats.	Hall	Closed
6	Ceiling tiles not maintained clean. Namely; some tile stained.	Hall	Closed
7	The ventilation system or unit is not regularly cleaned. Namely; at hallway vent grills	Hall	Closed
8	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; exit door does not close properly in it's frame.	Hall	Closed
9	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely; wood shelf behind sink deteriorated.	Laundry Room	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
11	Interior door is not a good fit in its frame.	Laundry Room	Closed
12	The property is not maintained and/or kept clean and free from stored materials.	Laundry Room	Closed
13	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
14	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
15	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Stairway	Closed
16	Attachment and/or the supporting structural member(s) is not maintained in good repair. Namely; cap missing from stair guard post.	Stairway	Closed
17	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Stairway	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :1809
LAWRENCE AVE W**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**