

**MLS Building Audit Program - Details**

**Property Address :** 2369 LAKE SHORE BLVD W

Legal Description: PLAN M205 LOTS 5 & 6 WATER LOT

Roll No. : 1919051320008000000

Building : 2369 LAKE SHORE BLVD W

**Report Date :** May 11, 2012

**Building Audit Date :** April 15, 2010

**\*\* 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
3	Property Standards	10 155263 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Apr-10	15-MAY-12	81.25%
4	Property Standards	10 155659 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Apr-10	11-JUL-11	100.00%
5	Waste	10 156041 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	23-Apr-10	30-APR-10	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
3	Property Standards	10 155263 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Apr-10	15-MAY-12	22-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete slabs damaged in areas.	Balcony	Closed
2	Several guards have cracked glass panels.	Balcony	Closed
3	Paint peeling and deteriorated on concrete slabs.	Balcony	Closed
4	Paint peeling and deteriorated. Rust evident in areas. Putty cracked and lifting in areas.	Building	Open
5	Areas of spalling brick.	Building	Open
6	Several potholes on driveways.	Driveway	Closed
7	Area of broken and damaged bricks.	East	Closed
8	Mortar deteriorated and missing between bricks.	East Side of Building	Closed
9	Paint deteriorated. Rust evident.	East Side of Building	Closed
10	Exit door does not latch properly.	East Side of Building	Closed
11	Stone cap on retaining wall broken.	Front	Closed
12	Broken cover on floor drain.	Front	Closed
13	Paint peeling and deteriorated in areas.	Front	Closed
14	Concrete retaining walls damaged in areas.	Front	Closed
15	Chain link fence damaged in areas.	Front	Closed
16	Exterior garbage containment area not screened.	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 155659 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Apr-10	11-JUL-11	17-Jun-11

No. of defects contained within the Order : 42

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceiling in superintendants room has holes,	Interior of Building	Closed
2	Main floor ceiling near front entrance has damaged plaster.	Interior of Building	Closed
3	2nd floor south stairwell door has a broken door closer.	Interior of Building	Closed
4	Electrical box in 2nd floor south storage room not provided with a cover.	Interior of Building	Closed
5	Electrical box in boiler room not provided with a cover.	Interior of Building	Closed
6	The 1st floor janitor room has an electrical light box without a cover.	Interior of Building	Closed
7	Light fixture near apt 222 is not working.	Interior of Building	Closed
8	North stairway light is not working.	Interior of Building	Closed
9	1st floor laundry room walls and ceiling have deteriorated paint	Interior of Building	Closed
10	The stairwell stair risers have deteriorated paint.	Interior of Building	Closed
11	Stairway floors throughout building are dirty	Interior of Building	Closed
12	Janitor room floor drain not provided with a cover.	Interior of Building	Closed
13	1st floor laundry room plumbing is leaking and taps are not provided with handles.	Interior of Building	Closed
14	The 2nd floor laundry room plumbing is leaking and taps are not provided with handles.	Interior of Building	Closed
15	Stairway to boiler room and area around boiler room full of waste .	Interior of Building	Closed
16	Hot water tanks are leaking.	Interior of Building	Closed
17	Ventilation covers in corridors are not regularly cleaned.	Interior of Building	Closed
18	The 1st floor janitor room has holes in the wall.	Interior of Building	Closed
19	The 1st floor wall near apt 114 has broken plaster	Interior of Building	Closed
20	Walls in superintendants room have holes and graffiti.	Interior of Building	Closed
21	The ceiling repair made at the south end of the 4th floor corridor has not been painted.	Interior of Building	Closed
22	Door for roof access has damaged hardware.	Interior of Building	Closed
23	Elevator does not stop flush with the floor.	Interior of Building	Closed
24	Communication system identifies the tenant by unit number.	Interior of Building	Closed
25	Wall in stairwell leading to roof has deteriorated paint and damaged plaster.	Interior of Building	Closed
26	Ceiling in stairway to boiler room broken plaster.	Interior of Building	Closed
27	1st floor ceiling has missing tiles	Interior of Building	Closed
28	2nd floor south storage room light is not working.	Interior of Building	Closed
29	Elevator doors and door frames are scratched	Interior of Building	Closed
30	Storage rooms throughout building are full of debris.	Interior of Building	Closed
31	Boiler room and area around boiler room is full of waste .	Interior of Building	Closed
32	Ceiling in boiler room plaster damage and areas where ceiling has collapsed.	Interior of Building	Closed
33	Lighting in a service room is provided at less than 200 lux.	Interior of Building	Closed

34	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Interior of Building	Closed
35	Light fixture in 4th floor laundry room is not provided with a light cover	Interior of Building	Closed
36	1st floor lights have missing covers.	Interior of Building	Closed
37	Several lights in the 4th floor corridor are not working.	Interior of Building	Closed
38	Emergency lighting near apt 409 is hanging from the ceiling.	Interior of Building	Closed
39	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
40	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Interior of Building	Closed
41	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Interior of Building	Closed
42	Light fixture in 3rd floor storage room is hanging loose.	Interior of 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.**