

**MLS Building Audit Program - Details**

**Property Address :** 2707 YONGE ST

Legal Description: CON 1 EYS PT LOT 3

Roll No. : 1904104330002000000

Building : 2707 YONGE ST -- N2507

**Report Date :** May 11, 2012

**Building Audit Date :** September 29, 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
1	Property Standards	10 268300 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Oct-10	10-JAN-10	76.67%
2	Property Standards	10 270947 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Oct-10	06-JAN-11	80.00%
3	Property Standards	10 273384 PRS 00 IV	REPORT ORDERS Air Units	Order Issued	8-Oct-10	07-DEC-10	0.00%
4	Property Standards	10 273388 PRS 00 IV	REPORT ORDERS Window Safety Devices	Closed	8-Oct-10	07-DEC-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
3	Property Standards	10 273384 PRS 00 IV	REPORT ORDERS Air Units	Order Issued	8-Oct-10	07-DEC-10	30-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner	Throughout Building	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 273388 PRS 00 IV	REPORT ORDERS Window Safety Devices	Closed	8-Oct-10	07-DEC-10	18-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimetres.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 270947 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Oct-10	06-JAN-11	30-Jun-12

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair.	Building	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.	Building	Substantially Com
3	Dwelling unit window that is capable of being opened has no screen.	Building	Open
4	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition, namey air conditioners.	Building	Closed
5	Required guard does not prevent the passsage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
6	Exterior walkway not maintained.	Exterior	Closed
7	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.	Exterior	Closed
8	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Exterior Of Building	Closed
9	The ventilation system or unit is not regularly cleaned, namely the dryer vents.	Exterior Of Building	Open
10	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
11	The electrical fixtures are not maintained in good working order.	Exterior Of Building	Closed
12	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the remove any unused brackets, hinges, piping, attachments, etc.	Exterior Of Building	Closed
13	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.	Exterior Of Building	Closed
14	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Throughout Building	Closed
15	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 268300 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Oct-10	10-JAN-10	13-Jun-12

No. of defects contained within the Order : 30

No. of defects that remain outstanding : 7

### Deficiency Details

No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely: Stairway exit door is not closing properly. Self closing device/door latch needs adjustment.	2nd Floor	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely: Remove/secure hanging wires in the boiler room.	Basement	Open
3	Lighting in a service room is provided at less than 200 lux.	Basement	Open
4	Condition of floor does not permit easy cleaning. Namely: Storage room. Remove discarded materials and debris from aisleway. Including mattress and furniture. Also remove materials stored above lockers. Repair insecured cage doors.	Basement	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement corridor ceiling near laundry room, deteriorated plaster on the ceiling, repairs are required.	Basement	Closed
6	Lighting in a storage room is provided at less than 50 lux. Namely: Upgrade light in the locker room.	Basement	Closed
7	Handrail not provided for the interior stairs of the boiler room that has more then two risers. Namely: A handrail is required where missing.	Basement	Closed
8	Previously finished surface(s) in the Boiler Room of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Corroded/deteriorated vent grill on the side door of boiler room.	Basement	Closed
9	Guard is less than 1,070 millimetres high. Namely: Boiler Room. Landing guard is below required height.	Basement	Closed
10	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres. Namely: Boiler room landing and stair guards.	Basement	Closed
11	Lighting in a service hallway is provided at less than 50 lux.	Hallway	Open
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove floor mats and plants fom hallway. Trip Hazard.	Hallway	Closed
13	Exit, public corridor or corridor is not equipped to provide illumination at 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.	Hallways	Open
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Landing Guards	Closed
15	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	Landing and stairway guards	Closed
16	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
17	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
18	Communication system identifies the tenant by unit number. Namely: The voice communication system cannot identify the tenant by unit number.	Lobby	Closed
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely; Secure fuse box and bell box in the Meter Room.	Meter Room	Closed
22	Lighting in a service room is provided at less than 200 lux. Namely: Meter Room lighting is below the required standard.	Meter Room	Closed
23	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed

24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Check interior exit doors to stairwell, make sure they are latching and self closing properly through the building.	Stairway Doors	Substantially Com
25	The required guard has members, attachments or openings that will facilitate climbing.	Stairway Guards	Closed
26	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway Guards	Closed
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Storage of furniture on the stairway landing, table/chairs.	Stairway Landing	Closed
28	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairways	Open
29	Condition of floor does not permit easy cleaning. Namely: Provide shelving in storage room. Remove solvents, debris and discarded materials from the floor.	Storage Room	Closed
30	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Windows	Open

### 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.**