

MLS Building Audit Program - Details

Property Address : 740 MIDLAND AVE

Legal Description: PLAN 5841 BLK D

Roll No. : 1901041300050000000

Building : 740 MIDLAND AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : December 16, 2008

**** 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 | 08 232341 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Order Registered on Title | 9-Jan-09 | 09-FEB-09 | 94.12% |
| 2 | Property Standards | 09 100334 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 9-Jan-09 | 09-FEB-09 | 100.00% |
| 6 | Waste | 09 100408 WST 00 IV | LITTER DUMPING AND REFUSE INVESTIGATION | Closed | 5-Jan-09 | 04-FEB-09 | 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2 | Property Standards | 09 100334 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 9-Jan-09 | 09-FEB-09 | 22-May-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|---------------------|-------------------|
| No. | Violation/Defect | Location | Status |
| 1 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Exterior | Closed |
| 2 | Exterior garbage containment area not screened. | Exterior | Closed |
| 3 | The electrical receptacle are not maintained in good working order, namely missing electrical cover. | Exterior | Closed |
| 4 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, to include grills. | Exterior | Substantially Com |
| 5 | The exterior walls and their components are not being maintained in good repair, namely balcony slabs. | Exterior | Closed |
| 6 | The exterior walls and their components are not being maintained in good repair. | Exterior | Closed |
| 7 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. | Exterior | Closed |
| 8 | The grass is not being maintained in a living condition. | Exterior | Closed |
| 9 | Exterior walkway not maintained. | Exterior | Closed |
| 10 | The required guards and/or handrails are not installed/maintained to comply with the Toronto Municipal Code. | Exterior | Closed |
| 11 | Window that is capable of being opened, has a defective locking/latching mechanism. | Throughout Building | Closed |
| 12 | 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. | Throughout Building | Closed |
| 13 | Immediate action has not been taken to eliminate an unsafe condition, namely air conditioning units in windows, Christmas lights hanging off balconies. | Throughout Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 08 232341 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Order Registered | 9-Jan-09 | 09-FEB-09 | 12-Jun-12 |

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **2**

| Deficiency Details | | | |
|--------------------|--|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor tiles. | 1st Floor | Closed |
| 2 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely ceiling tiles. | 1st Floor | Closed |
| 3 | The electrical connections are not maintained in good working order, namely loose electrical box. | 2nd Floor | Closed |
| 4 | Door hardware/devices are not maintained in good repair, namely self closer device disconnected | 2nd Floor | Closed |
| 5 | The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely compactor is missing. | Boiler Room | Open |
| 6 | The electrical connections are not maintained in good working order, namely Bell access panel. | Electrical Room | Closed |
| 7 | Communication system identifies the tenant by unit number. | Entranceway | Closed |
| 8 | The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s). | Hall | Closed |
| 9 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Laundry Room | Closed |
| 10 | The minimum level of 100 lux (9.3 foot candles) is not being provided in the public washroom(s). | Laundry Room | Closed |
| 11 | The supplied facility in or on the property is not kept in a satisfactory working condition. | Laundry Room | Closed |
| 12 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | Laundry Room | Closed |
| 13 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. | Laundry Room | Closed |
| 14 | Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. | Roof Of Building | Closed |
| 15 | The exterior walls and their components are not being maintained in good repair, namely damaged bricks over penthouse door. | Roof Of Building | Closed |
| 16 | Previously finished wall(s) in the public area of the property is not maintained in good repair, namely plaster and paint. | Stairway | Closed |
| 17 | The plumbing system is not kept in a clean and sanitary condition. | Storage Room | Closed |
| 18 | Garbage chute system originally installed in the multiple-dwelling is not maintained operative. | Throughout Building | Open |
| 19 | Floor and/or floor covering not kept in a clean and sanitary condition | Throughout Building | Closed |
| 20 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely missing floor drain cover. | Throughout Building | Closed |
| 21 | The electrical receptacle are not maintained in good working order, namely missing receptacle covers and cover plates. | Throughout Building | Closed |
| 22 | The electrical fixtures are not maintained in good working order, namely missing bulbs. | Throughout Building | Closed |
| 23 | Interior door(s), frames(s), and/or hardware not maintained in good repair, namely damaged and/or paint where required. | Throughout Building | Closed |
| 24 | Previously finished surface in the public area of the property is not maintained in good repair, namely plaster and paint. | Throughout Building | Closed |
| 25 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include access door. | Throughout Building | Closed |
| 26 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Closed |
| 27 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing grills. | Throughout Building | Closed |

| | | | |
|----|--|---------------------|--------|
| 28 | The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely locker fencing. | Throughout Building | Closed |
| 29 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. | Throughout Building | Closed |
| 30 | Previously finished surface in the public area of the property is not maintained in good repair, namely paint and plaster. | Throughout Building | Closed |
| 31 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. | Throughout Building | Closed |
| 32 | The required guards and/or handrails are not installed/maintained to comply with the Toronto Municipal Code. namely; The open side of the interior/exterior stairs is not protected by the required guard (the minimum height of the guard shall be 900 mm (35 inches)). | Throughout Building | Closed |
| 33 | Window in common area of multiple-dwelling that is less than one metre from the floor does not have a guard that complies with the Toronto Municipal Code. Namely; the required guard is not provided (the minimum guard height shall be 1070 mm (42 inches)). | Throughout Building | Closed |
| 34 | The electrical connections are not maintained in good working order, namely loose wires. | Throughout Building | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| Active apartment unit related investigation matters (Property Standards only) : | 0 |
| 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.**