

**MLS Building Audit Program - Details**

**Property Address :** 10-12 ST DENNIS DR

Legal Description:

Roll No. : 1908

Building : 10-12 ST DENNIS DR

**Report Date :** January 18, 2019

**Building Audit Date :** August 31, 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 January 18, 2019

**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	09 164210 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Sep-09	09-OCT-09	100.00%
6	Property Standards	09 164681 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Sep-09	09-OCT-09	100.00%
7	Property Standards	09 164854 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Sep-09	09-OCT-09	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
6	Property Standards	09 164681 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Sep-09	09-OCT-09	9-Dec-10

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely: Window screen is missing.	2nd Floor	Closed
2	Exterior yard surface and/or similar areas not maintained. Namely: Grass is worn and deteriorated due to pedestrian pathway directly to side walk. Replace with sod or install patio slabs.	Exterior	Closed
3	The catchbasin is not being maintained free from defect and/or obstructions. Namely: Defective/broken cathbasin grate.	Exterior	Closed
4	The catchbasin is not being maintained free from defect and/or obstructions. Namely: All catch basins supplying ventilation to underground garage need to be cleaned of all debris.	Exterior	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Garbage fence enclosure is defaced with graffiti.	Exterior	Closed
6	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Exterior old light fixtures which are not in good working condition should be removed from the exterior walls of the building.	Exterior Of Building	Closed
7	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc. Namely: Owner is required to make sure all window air conditioning units are secured and installed safely. North and south sides of building.	Exterior Of Building	Closed
8	Immediate action has not been taken to eliminate an unsafe condition. Namely: Refridgerator connected on exterior patio.	Exterior Of Building	Closed
9	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely: All balconies with deteriorated/broken concrete, exposed reinforcing bars are required to be repaired.	Exterior Of Building	Closed
10	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. All damaged and ripped window screens are required to be replaced or repaired.	Exterior Of Building	Closed
11	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Evidence of peeling paint on the exterior of the building. Repainting is required.	Exterior Of Building	Substantially Co
12	The exterior walls and their components are not being maintained in good repair. Namely: Spalling bricks on the wall of building.	Exterior Of Building	Substantially Co
13	Exterior door is not maintained in good repair. Namely: Replace plywood with glass above door at unit #122.	Exterior Of Building	Closed
14	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Interior	Closed
15	Driveway(s) and/or similar areas not maintained. Namely: Driveway at the bottom of ramp. Deteriorated asphalt surface. Repair is required.	Ramp	Closed
16	Exterior lighting fixtures or lamps are not maintained. Namely: Light bulbs missing on wall above garage ramp.	Ramp	Closed
17	The exterior walls and their components are not being maintained in good repair. Namely: Exterior columns require plaster and paint surface repairs.	South Side of Building	Substantially Co
18	Openings in exterior wall or ceiling not protected with suitable materials. Namely: Electrical cover plate missing on opening in ceiling- canopy underpass.	South Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 164854 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Sep-09	09-OCT-09	15-Jan-10

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Underground garage that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	1st Underground Parking Level	Closed
2	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	1st Underground Parking Level	Closed
3	Interior door is not a good fit in its frame. Door to garbage compactor room - surface has deteriorated.	1st Underground Parking Level	Closed
4	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Underground parking garage floor needs cleaning.	1st Underground Parking Level	Closed
5	The property contains shrubs and/or hedges which are overgrown and require trimming. Namely: A small tree is growing in ventilation shaft..	1st Underground Parking Level	Closed
6	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	1st Underground Parking Level	Closed
7	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure.	1st Underground Parking Level	Closed
8	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: All vehicles which are not currently licensed with an up to date sticker on the plate, should be removed from the underground garage.	1st Underground Parking Level	Closed
9	The parking or storage garage is used to keep junk or rubbish. Namely: Any debris, discarded materials, boats, or rubbish should be removed from underground garage.	1st Underground Parking Level	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing.	1st Underground Parking Level	Closed
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Concrete curb is cracked and broken.	1st Underground Parking Level	Closed
12	Adequate artificial light is not being provided at all times to maintain the level of illumination. Namely: Flourescent bulbs that are not working needs to be replaced.	1st Underground Parking Level	Closed
13	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	1st Underground Parking Level	Closed
14	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	1st Underground Parking Level	Closed
15	Immediate action has not been taken to eliminate an unsafe condition. Namely: Ventilation duct is not secured properly to the ceiling.	1st Underground Parking Level	Closed
16	The plumbing system is not kept free from defects. Namely: Drain pipe insulation is not in good repair. Rerapping is required.	1st Underground Parking Level	Closed
17	The floors in the parking or storage garage are not maintained free of holes. Namely: Drain cover is missing from landing exit from underground garage.	Underground Parking Level	Closed
18	The electrical fixtures are not maintained in a safe and complete condition. Namely: replace all missing electrical cover plates inside underground garage.	Underground Parking Level	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Hole in ceiling exposing electrical conduit. A cover plate is required.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 164210 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Sep-09	09-OCT-09	13-Oct-09

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	2nd Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove nails from floor.	4th Floor	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely broken grill cover	7th Floor	Closed
6	Garbage disposal room is not maintained in a clean and odour free condition.	Compactor Room	Closed
7	The heating system or unit is not in good repair and maintained in good working condition. Namely replace thermostat cover on wall.	Lobby	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely coverplates and loose wires.	Recreation Room	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition	Recreation Room	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Storage Room	Closed
12	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Storage Room	Closed
13	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans).	Throughout Building	Closed
14	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing tiles by elevators.	Throughout Building	Closed
15	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
16	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely light fixtures in hallways, stairwells, furnace room, boiler room, all areas, as required.	Throughout Building	Closed
17	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	Throughout Building	Closed
18	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean and dust all electrical rooms	Throughout Building	Closed
19	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely garbage chutes are not self-closing/self latching.	Throughout Building	Closed
20	The heating system or unit is not in good repair and maintained in good working condition. Namely replace all radiator covers as required.	Throughout Building	Closed
21	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely shelves in work room and items off of the floor.	Work Shop	Closed
22	Extension cords or other extensions are used as a permanent wiring system.	Work Shop	Closed
23	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Work Shop	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.**