

**MLS Building Audit Program - Details**

**Property Address : 119 EGLINTON AVE W**

Legal Description: PLAN 599E LOT 312 LOT 313

Roll No. : 1904114160015000000

Building : **119 EGLINTON AVE W**

**Report Date : January 17, 2020**

**Building Audit Date : October 10, 2012**

**\*\* 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 17, 2020

**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	12 261487 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-12	17-APR-13	100.00%
2	Property Standards	12 262532 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-12	17-APR-13	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	12 261487 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-12	17-APR-13	11-Apr-16

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained.	East Side of Building	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing vent cover.	Exterior Of Building	Closed
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Front	Closed
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Rear	Closed
5	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Rear	Closed
6	Window well(s) are not protected so as to afford safe passage. Namely; cover not secured.	Rear	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely; missing lens cover.	Rear	Closed
8	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 where required	Throughout Building	Closed
9	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) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been 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	Closed
11	The lighting fixture is not maintained in a clean condition.	West Side of 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	12 262532 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-12	17-APR-13	11-Mar-16

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
2	The plumbing system is not kept free from leaks or defects.	Boiler Room	Closed
3	Door hardware/devices are not installed, namely lock electrical room.	Electrical Room	Closed
4	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.	Stairway	Closed
5	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
8	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.	Throughout Building	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely carpet.	Throughout Building	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely storage and mats.	Throughout Building	Closed
11	Walls and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
12	The electrical fixtures are not maintained in good working order, namely burnt out bulbs, dirty and/or missing lens covers.	Throughout Building	Closed
13	The electrical connections are not maintained in good working order, namely loose wires and switches and missing receptacle covers.		Closed
14	The electrical receptacle are not maintained in good working order, namely covers off of bell connections.		Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove junk.		Closed
16	Lighting in a service room is provided at less than 200 lux.		Substantially Co

**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.**