

MLS Building Audit Program - Details

Property Address : 156 BRANDON AVE

Legal Description: PLAN M58 BLK D 29 TO 31

Roll No. : 1904033080038000000

Building : 156 BRANDON AVE

Report Date : January 18, 2019

Building Audit Date : April 27, 2016

** 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	16 146975 PRS 00 IV		Closed	6-May-16	04-OCT-16	71.43%

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	16 146975 PRS 00 IV		Closed	6-May-16	04-OCT-16	16-Oct-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Repair(s) does not reasonably match existing wall(s). Namely: Wall repaired but not painted.	Hall	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Cover missing from the light fixtures.	Hydro Meter Room	Closed
3	Lighting in a service room is provided at less than 200 lux. Namely: Lightening measured 19 lux.	Hydro Meter Room	Closed
4	Lighting in a laundry room is provided at less than 200 lux. Namely: Lightening measured 92 lux.	Laundry Room	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Cover missing from the light fixtures.	Laundry Room	Closed
6	The heating system or unit is not in good repair and maintained in good working condition. Namely: Cover missing from the radiator.	Laundry Room	Closed
7	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Main Entrance	Open
8	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Main Entrance	Open
9	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Molding missing from the riser adjacent to the stairs.	Sta	Open
10	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: The paint is chipped on the guard and hand rails.	Stairway	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Cover missing from the light fixtures.	Stairway	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
13	Lighting in a storage room is provided at less than 50 lux. Namely: The lightening measured 27 lux.	Storage Room	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Cover missing from the light fixtures.	Storage Room	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :156
BRANDON AVE**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**