

**MLS Building Audit Program - Details**

**Property Address : 15 COUGAR CRT**

Legal Description: PLAN M1218 BLK B BLK F BLK G

Roll No. : 1901072380003400000

Building : **15 COUGAR CRT**

**Report Date : January 18, 2019**

**Building Audit Date : December 09, 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 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	Graffiti	09 102495 GRA 00 IV	GRAFFITI - EXTERIOR PROPERTY	Closed	19-Jan-09	09-FEB-09	N/A**
2	Property Standards	08 228454 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Jan-09	31-DEC-12	100.00%
3	Property Standards	08 228456 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Jan-09	31-DEC-12	0.00%
4	Property Standards	08 228457 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Jan-09	23-SEP-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
4	Property Standards	08 228457 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Jan-09	23-SEP-10	30-May-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair.	Garage	Substantially Co
2	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition, namely heaters.	Garage	Closed
3	The parking or storage garage is used to keep junk or rubbish, to include tires, fencing, unplatd/unlicenced vehicles.	Garage	Closed
4	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely missing drain covers	Garage	Closed
6	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
7	The parking or storage garage does not have a designated safe-exit route.	Garage	Closed
8	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage	Closed
9	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing fins.	Garage	Closed
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Co
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
14	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	08 228454 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Jan-09	31-DEC-12	29-Aug-14

No. of defects contained within the Order : **43**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing.	1st Floor	Closed
2	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely tanks leaking	Boiler Room	Closed
3	Door hardware/devices are not maintained in good repair.	Compactor Room	Closed
4	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Electrical Room	Closed
6	Exterior door not maintained in good repair.	Exit	Closed
7	The floor and every appurtenance, surface cover and finish is not maintained.	Stairway	Closed
8	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Throughout Building	Closed
10	Interior door is not a good fit in its frame.	Throughout Building	Closed
11	The electrical fixtures are not maintained in good working order, missing panel covers.	Throughout Building	Closed
12	The electrical switches/ receptacles are not maintained in good working order, namely missing cover plates.	Throughout Building	Closed
13	The heating system or unit is not in good repair and maintained in good working condition, namely heater cover.	Throughout Building	Closed
14	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
15	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
16	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Substantially Co
17	The property is not maintained and/or kept clean in accordance with the standards.	Throughout Building	Closed
18	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
19	The floor drain is not maintained in good repair, namely missing drain cover.	Throughout Building	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely milk boxes.	Throughout Building	Closed
21	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
22	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	Throughout Building	Closed
23	Exterior window(s) with broken/cracked glass.	Throughout Building	Closed
24	Ceiling not maintained clean, namely ceiling tiles.	Throughout Building	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
27	Previously finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Throughout Building	Substantially Co
29	The electrical connections are not maintained in good working order, loose wires.	Throughout Building	Closed
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed

31	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely grills.	Throughout Building	Closed
32	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
33	The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code.	Throughout Building	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Throughout Building	Closed
35	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Throughout Building	Substantially Co
36	The required guards and/or handrails are not installed/maintained to comply with the Toronto Municipal Code.	Throughout Building	Closed
37	The required guards and/or handrails are not installed/maintained to comply with the Toronto Municipal Code.	Throughout Building	Closed
38	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely damaged wall and baseboards.	Throughout Building	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
40	Wall(s) not maintained clean.	Throughout Building	Substantially Co
41	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
42	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Throughout Building	Substantially Co
43	The floor and every appurtenance, surface cover and finish is not maintained, broken tile.	Throughout Building	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.**