

MLS Building Audit Program - Details

Property Address : 2036 DUFFERIN ST

Legal Description: PLAN 1549 PT LOTS 24 25 & 26

Roll No. : 1914041110072000000

Building : **2036 DUFFERIN ST**

Report Date : January 18, 2019

Building Audit Date : February 23, 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 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	12 126822 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Mar-12	30-JUL-12	100.00%
2	Property Standards	12 127720 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Mar-12	01-APR-14	100.00%
5	Waste	12 128301 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	2-Mar-12	22-MAY-12	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	12 127720 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Mar-12	01-APR-14	31-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Driveway, Parking Area	Closed
2	Equipment/attachment appurtenant to the building is not being maintained in good repair: Namely, the key lock box without cover.	East side	Closed
3	Equipment/attachment appurtenant to the building is not being maintained in good repair: Namely, the cables are not secure .	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Brick spalling East side above main entrance door, West side by exit door, North side, bottom brick course.	Exterior Wall	Closed
5	Exterior landing not maintained.	West side	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 126822 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Mar-12	30-JUL-12	31-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained.	2nd Floor	Closed
2	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: No lock on roof hatch door.	3rd Floor	Closed
3	Interior door(s), frames(s), and/or hardware not maintained in good repair.	3rd Floor	Closed
4	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
5	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
10	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely No cover on Junction box.	Basement	Closed

12	Interior door is not a good fit in its frame.	Basement	Closed
13	Interior door(s), frames(s), and/or hardware not maintained in good repair.	Basement	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hallways	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallways	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hallways	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
20	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
21	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
22	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
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed

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

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.**