

MLS Building Audit Program - Details

Property Address : 210 OAK ST

Legal Description: PLAN D93 LOTS 27 TO 31 47 TO 59 PT LOTS 32 33 45 46 59 P

Roll No. : 1904072240055000000

Building : **210 OAK ST**

Report Date : **January 17, 2020**

Building Audit Date : **October 28, 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 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 | 09 196340 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 3-Feb-10 | 16-FEB-10 | 100.00% |
| 2 | Property Standards | 10 100928 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS 629 defects | Closed | 3-Feb-10 | 04-FEB-13 | 100.00% |
| 3 | Property Standards | 10 101866 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 3-Feb-10 | 04-JAN-11 | 100.00% |
| 4 | Property Standards | 10 101902 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 3-Feb-10 | 29-OCT-12 | 100.00% |
| 7 | Property Standards | 10 218550 PRS 00 IV | REPORT ORDERS BALCONY REPAIR | Closed | 16-Jul-10 | 13-SEP-10 | 100.00% |
| 8 | Property Standards | 10 102256 PRS 00 IV | REPORT ORDERS-garage concrete | Closed | 13-Aug-10 | 05-MAR-10 | 0.00% |
| 9 | Property Standards | 11 144926 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS structure defects | Closed | 18-Jan-12 | 17-JAN-13 | 100.00% |
| 10 | Property Standards | 11 280515 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS B2 floor no service- reissued on Jan 18, 12 | Closed | 18-Jan-12 | 27-APR-12 | 100.00% |
| 11 | Property Standards | 11 280649 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS exterior balconies and guards re eng report | Closed | 18-Jan-12 | 17-JAN-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 |
|-----|-----------------------|-----------------------------|------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 7 | Property Standards | 10 218550 PRS 00 IV | REPORT ORDERS BALCONY REPAIR | Closed | 16-Jul-10 | 13-SEP-10 | 31-Aug-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The balconies, their appurtenant attachments and their supporting structural members are not being maintained free from defects and hazards. (Repair as required and as prescribed by report provided by Quartz Holdings pages 1 through 7) | Throughout Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|--|----------------------|------------------|-----------------|--------------------------------|
| 9 | Property Standards | 11 144926 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS structure defects | Closed | 18-Jan-12 | 17-JAN-13 | 10-Mar-15 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|--------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The property has not been repaired in accordance with the standards. (Namely: Repair to the underground parking structure shall be carried out as specified by Professional Engineer's report by Quartz Holdings Ltd. Dated Dec. 10, 2010 which identifies specific areas of defect. In addition the method of repair shall be carried out as specified in the Concrete Repair Specification report dated Oct. 8, 2009 pages 1 through 7.) | Underground Parking Area | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|--|----------------------|------------------|-----------------|--------------------------------|
| 10 | Property Standards | 11 280515 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS B2 floor no service- reissued on Jan 18, 12 | Closed | 18-Jan-12 | 27-APR-12 | |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Floor and/or floor covering not maintained in good repair. Namely; (1) existing floor tiles broken and cracked. (2) Floor tile repair made with tiles that don't match existing tiles. (3) replaced tiles not done with good workmanship) (4) large area of hall tiles removed and not replaced. | Basement | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|--|----------------------|------------------|-----------------|--------------------------------|
| 11 | Property Standards | 11 280649 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS exterior balconies and guards re eng report | Closed | 18-Jan-12 | 17-JAN-13 | 10-Mar-15 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) are not maintained in good repair. Namely; all concrete balcony floor slabs, including any and all other concrete projections extending outwardly from the building face. and include the balcony panels, and the balustrade guard system. The above deficiencies to be repaired in accordance with the Engineers report dated October 8, 2009 by Quartz Holdings Limited. George Meyer, P Eng. | Balcony | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 10 101866 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 3-Feb-10 | 04-JAN-11 | 28-Apr-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Stairway | Closed |
| 2 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Stairway | Closed |
| 3 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. | Stairway | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 4 | Property Standards | 10 101902 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 3-Feb-10 | 29-OCT-12 | 2-Jul-12 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Exterior garbage bin loaded beyond the top of the container. | Exterior | Closed |
| 2 | Exterior garbage containment area not screened. | Exterior | Closed |
| 3 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Exterior Of Building | Closed |
| 4 | Exterior garbage bin(s) covers left open. | Exterior Of Building | Closed |
| 5 | In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. | Exterior Of Building | Closed |
| 6 | Exterior garbage bin loaded beyond the top of the container. | Exterior Of Building | Closed |
| 7 | Exterior garbage containment area not screened. | Exterior Of Building | Closed |
| 8 | The exterior walls and their components are not being maintained in good repair. Namely; brick work deteriorated near windows throughout. | Exterior Of Building | Closed |
| 9 | Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. | Front | Closed |
| 10 | Exterior plexiglass not properly fastened. | Front | Closed |
| 11 | Immediate action has not been taken to eliminate an unsafe condition. Namely; storage on balconies represent a hazard such as laundry hangers, bicycles hanging over balconies and tenant installed balcony enclosures/structures. | Front | Closed |
| 12 | | Front | Closed |
| 13 | Exterior yard surface and/or similar areas not maintained. Namely; driveway concrete curbs damaged. | Front | Closed |
| 14 | Exterior window(s) with broken/cracked glass. | Ground Floor | Closed |
| 15 | 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 |
| 16 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Stairway | Closed |
| 17 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Stairway | Closed |
| 18 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. | Stairway | Closed |
| 19 | The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. | | Closed |
| 20 | The retaining wall is not being maintained in good repair. | | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|--|----------------------|------------------|-----------------|--------------------------------|
| 2 | Property Standards | 10 100928 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS 629 defects | Closed | 3-Feb-10 | 04-FEB-13 | 1-Jun-15 |

No. of defects contained within the Order : **21**

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

| Deficiency Details | | | |
|--------------------|---|----------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Driveway(s) and/or similar areas not maintained. Namely; driving surface of ramp to P2 level has broken /deteriorated surface. | Garage | Substantially Co |
| 2 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | Garage | Closed |
| 3 | Lighting in a garage is provided at less than 50 lux. | Garage | Closed |
| 4 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. | Garage | Closed |
| 5 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. | Garage | Closed |
| 6 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. | Garage | Substantially Co |
| 7 | The parking or storage garage is used to keep derelict vehicles. | Garage | Closed |
| 8 | The parking or storage garage is used to keep junk or rubbish. | Garage | Closed |
| 9 | The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path. Namely: senser not functioning. | Garage | Closed |
| 10 | The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code. | Garage | Closed |
| 11 | The electrical connections are not maintained in a safe and complete condition. Namely; loose wires, junction boxes with no covers, wires not terminated inside junction boxes, obsolete electrical wire and junction boxes. | Garage | Closed |
| 12 | The property is not maintained and/or kept clean in accordance with the standards.; Namely oil stains on floor surface of parking spaces. Debris on stairs leading to outside surface from garage. | Garage | Closed |
| 13 | The floor drain is not connected to the sewage system. | Garage | Closed |
| 14 | 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. Namely; missing signs. | Garage | Closed |
| 15 | The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green to match the color indicated by number 14193 in Federal Standard 595B colors, dated july 1994, 7690-01-162-2210 Fan Deck. | Garage | Closed |
| 16 | The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. | Garage | Substantially Co |
| 17 | The parking or storage garage walls painted surface is not maintained in a state of good repair. | Garage | Closed |
| 18 | The parking or storage garage walls painted surface is not maintained reasonably clean. | Garage | Closed |
| 19 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | Garage | Substantially Co |
| 20 | The ventilation system or unit is not kept in good repair. Namely; broken louvers on fan unit housing. | Garage | Closed |
| 21 | The Garage is being used to store materials. | Garage | Substantially Co |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 09 196340 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 3-Feb-10 | 16-FEB-10 | 3-Oct-11 |

No. of defects contained within the Order : **65**

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 are not renewed or refinished, when necessary, to maintain a similar appearance. | 1st Floor | Closed |
| 2 | The electrical fixtures are not maintained in a safe and complete condition. Namely; unsafe electrical connection. | 7th Floor | Closed |
| 3 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. | Basement | Closed |
| 4 | The ventilation system or unit is not regularly cleaned. Namely; dirty vent grills. | Basement | Closed |
| 5 | The electrical connections are not maintained in good working order. | Basement | Closed |
| 6 | The property is not maintained and/or kept clean in accordance with the standards. Namely; rooms dirty and junk and debris stored. | Basement | Closed |
| 7 | The plumbing system is not kept free from leaks or defects. | Basement | Closed |
| 8 | Exterior door not maintained in good repair. | Basement | Closed |
| 9 | Exterior door has defective hardware. Namely: defective door closures are broken. | Basement | Closed |
| 10 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | Basement | Closed |
| 11 | Interior lighting fixtures or lamps are not maintained. | Basement | Closed |
| 12 | The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials. | Basement | Closed |
| 13 | The property is not maintained and/or kept clean in accordance with the standards. namely; junk and debris. | Basement | Closed |
| 14 | The floor and every appurtenance, surface cover and finish is not maintained. Namely; Floor tiles broken. | Basement | Closed |
| 15 | Previously finished surface(s) where marks graffiti, and/or other defacements have been removed have not been refinished. | Basement | Closed |
| 16 | | Basement | Closed |
| 17 | Previously finished surface(s) in the public area of the property is not maintained in good repair. | Basement | Closed |
| 18 | Previously finished surface(s) in the public area of the property is not maintained in good repair. | Basement | Closed |
| 19 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; walls and ceiling have water damage. | Basement | Closed |
| 20 | The plumbing system is not kept free from leaks or defects. | Boiler Room | Closed |
| 21 | Interior lighting fixtures or lamps are not maintained. | Boiler Room | Closed |
| 22 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; paint and plaster defective | Boiler Room | Closed |
| 23 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. | Boiler Room | Closed |
| 24 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | Hall | Closed |
| 25 | 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. | Hall | Closed |
| 26 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Hall | Closed |
| 27 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. | Hall | Closed |

| | | | |
|----|--|--------------|--------|
| 28 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; electrical duplex and light switch covers missing. | Hall | Closed |
| 29 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. | Hall | Closed |
| 30 | The ventilation system or unit is not regularly cleaned. | Hall | Closed |
| 31 | Ceiling not maintained clean. | Hall | Closed |
| 32 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling tiles damaged and missing. | Hall | Closed |
| 33 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Hall | Closed |
| 34 | Interior door not maintained in good repair. | Hall | Closed |
| 35 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. | Hall | Closed |
| 36 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely; carpets filthy and stained. | Hall | Closed |
| 37 | Floor and/or floor covering not kept free from holes, tears and worn out sections. | Hall | Closed |
| 38 | Wall(s) not maintained clean. | Hall | Closed |
| 39 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; milk box defective. | Hall | Closed |
| 40 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboard damaged. | Hall | Closed |
| 41 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Hall | Closed |
| 42 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. | Hall | Closed |
| 43 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | Laundry Room | Closed |
| 44 | Exterior window(s) with broken/cracked glass. | Laundry Room | Closed |
| 45 | Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. | Laundry Room | Closed |
| 46 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Laundry Room | Closed |
| 47 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Laundry Room | Closed |
| 48 | The property is not maintained and/or kept clean in accordance with the standards. | Locker Room | Closed |
| 49 | Door hardware/devices are not maintained in good repair. | Locker Room | Closed |
| 50 | Interior lighting fixtures or lamps are not maintained. | Locker Room | Closed |
| 51 | Wall(s) not maintained clean. | Stairway | Closed |
| 52 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; stairs and landings floor surfaces. | Stairway | Closed |
| 53 | Previously finished surface in the public area of the property is not maintained in good repair. | Stairway | Closed |
| 54 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Stairway | Closed |
| 55 | Ceiling not maintained clean. | Stairway | Closed |
| 56 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Stairway | Closed |
| 57 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; stair nosing defective. | Stairway | Closed |
| 58 | Previously finished wall(s) have marks, stains, graffiti, painted slogans and/or other defacements. | Stairway | Closed |
| 59 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. | Stairway | Closed |
| 60 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged tiles and plaster.. | | Closed |
| 61 | Wall(s) not maintained clean. | | Closed |
| 62 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. | | Closed |
| 63 | Lighting in a service room is provided at less than 200 lux. | | Closed |
| 64 | Lighting in a service room is provided at less than 200 lux. | | Closed |

| | | | |
|----|--|--|--------|
| 65 | Floor and/or floor covering not kept in a clean and sanitary condition | | Closed |
|----|--|--|--------|

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

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|--|----------|
| 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.**