

**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 18, 2019**

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 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	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
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## 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.**