

**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 : August 24, 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	Graffiti	16 212772 GRA 00 IV		Closed	19-Aug-16	24-AUG-16	N/A**
2	Property Standards	16 212720 PRS 00 IV		Closed	2-Sep-16	06-MAR-17	100.00%
3	Property Standards	16 212890 PRS 00 IV		Prosecution Initiated	2-Sep-16	03-JUL-17	81.25%
4	Property Standards	16 214346 PRS 00 IV		Closed	2-Sep-16	03-OCT-16	100.00%
5	Property Standards	16 214397 PRS 00 IV		Closed	2-Sep-16	29-JUN-17	100.00%
6	Waste	16 210008 WST 00 IV		Closed	19-Aug-16	23-AUG-16	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
4	Property Standards	16 214346 PRS 00 IV		Closed	2-Sep-16	03-OCT-16	12-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely defacements and markings in electrical closets.	Electrical Closets	Closed
2	Elevator(s) is not maintained in a clean condition. Namely but not limited to floors and walls.	Elevators	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to stains on hallway carpets.	Hallways	Closed
4	The property is not being kept free of rodents, vermin, insects or other pests. Namely cockroaches and mice.	Interior of Building	Closed
5	Garbage chute is not maintained in a clean and odour free condition. Namely but not limited to chute rooms.	Interior of Building	Closed
6	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to units 206,204,306,304,201,301,501,601,701,801,901,1001,1201.	Interior of Building	Closed
7	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to inoperative washing machines.	Laundry Room	Closed
8	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to inoperative dryers.	Laundry Rooms	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition. Namley but not limited to stairwells.	Stairwells	Closed
10	Wall(s) not maintained clean. Namely but not limted to stairwells.	Stairwells	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 214397 PRS 00 IV		Closed	2-Sep-16	29-JUN-17	25-Sep-18

No. of defects contained within the Order : 12

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to deteriorating plaster, exposed rebar and cracked/deteriorating ledge beams.	Parking Garages	Substantially Co
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely deteriorating/cracked/damaged plaster/concrete.	Parking Garages	Substantially Co
3	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.	Parking Garages	Closed
4	The sign(s) is not being maintained in a good state of repair. Namely defaced alert signs.	Parking Garages	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely paved surface is deteriorating.	Parking Garages	Substantially Co
6	The electrical connections are not maintained in good working order. Namely but not limited to loose hanging wires.	Parking Garages	Closed
7	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism. Namely deadbolt locks on exterior exit doors.	Parking Garages	Closed
8	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Namely but not limited to exterior exit doors not easily opened due to damage/deteriorating condition.	Parking Garages	Closed
9	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to debris.	Parking Garages	Closed
10	The ceilings in the parking or storage garage are not impervious to water.	Parking Garages	Substantially Co
11	The walls in the parking or storage garage are not impervious to water.	Parking Garages	Substantially Co
12	The plumbing system is not kept in good working order. Namely but not limited to deteriorating/damaged piping installation.	Parking Garages- Piping	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 212890 PRS 00 IV		Prosecution Initi	2-Sep-16	03-JUL-17	27-Aug-18

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to the ventilation units.	Roof- Ventilation Units	Closed
2	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely but not limited to bent/ dented balcony panels.	Balcony(s)- Where required	Open
3	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely balcony panels contain peeling and deteriorating paint aswell as stains.	Balcony- Where required	Closed
4	Driveway(s) and/or similar areas not maintained. Namely but limited to cracked and deteriorating surfaces.	Driveway- Where required	Closed
5	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely but not limited to missing and bent bars.	Fence	Closed
6	The electrical fixtures are not maintained in good working order. Namely light fixture outside of Elevator room is not functioning.	Light Stand (s)	Closed
7	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to missing bulbs and lens.	Light Stands	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely but not limited to cracked/deteriorating concrete.on the north east corner.	Roof- North east corner	Open
9	Roof decks, catwalks and/or related guards are not maintained in good repair.Namely but not limited to railings contain cracked/deteriorating/peeling paint.	Roof- catwalk	Closed
10	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.Namely deteriorating brick and mortor.	Roof-Chimney	Closed
11	Roof decks, catwalks and/or related guards are not maintained in good repair.Namely broken / deteriorating step on catwalk.	Roof-catwalk	Closed
12	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: cracked and deteriorating concrete in stairwell areas.	Stairwell(s)	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to deteriorating/peeling/cracked paint in stairwells.	Stairwells	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: deteriorating/ peeling paint on concrete barriers around stairwells.	Stairwells- Barriers	Closed
15	The exterior walls and their components are not being maintained in good repair. Namely but not limited to spalling brick throughout.	Wall	Open
16	The exterior walls and their components are not being maintained in good repair.Namely but not limited to cracking/deteriorating concrete.	Wall(s)	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 212720 PRS 00 IV		Closed	2-Sep-16	06-MAR-17	7-Mar-17

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	1st Floor- Basement	Closed
2	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	1st Floor-Basement	Closed
3	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to deteriorated finish.	Basement-hallways	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to damaged/deteriorating/peeling paint in hallways.	Basement-hallways	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Building management office	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely window in management office door is not maintained.	Building management office	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to deteriorated/holes/damaged ceiling.	Building management office	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to; holes/ breaks / cracks / stains on drywall or plaster ceilings.	Ceiling(s)-hallways	Closed
9	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely uneven floors near exit doors where carpets are designated.	Exit Doors	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely Suite doors and frames , contain deteriorating/ peeling paint and dents.	Hallway- Doors	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to; damaged/deteriorated/stained ceiling tiles	Hallways	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to stoage/ debris in locker room hallways.	Locker Room(s) - Basement	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes/deteriorating ceilings.	Security Room	Closed
14	Interior lighting fixtures or lamps are not maintained. Namely missing light covers.	Security Room	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes/deteriorating/peeling paint.	Security Room	Closed
16	The floor and every appurtenance, surface cover and finish is not maintained. Namely deteriorating/peeling/cracked paint.	Stairwells - Throughout Building	Closed
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely doors leading to stairwells contain cracked/deteriorating paint.	Stairwells - Throughout Building	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: deteriorated paint on railings and handrails	Stairwells - Throughout Building	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition	Storage Rooms - Basement	Closed
20	Lighting in a storage room is provided at less than 50 lux.	Storage Rooms - Basement	Closed
21	The plumbing system is not kept in good working order. Namely but not limited to missing drain covers.	Storage Rooms - Basement	Closed
22	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing lens covers.	Storage Rooms - Basement	Closed
23	The electrical receptacle are not maintained in good working order. Namely but not limited to; Missing cover plates.	Storage Rooms - Basement	Closed
24	Previously finished wall(s) is not maintained in good repair. Namely but not limited to: Deteriorated/Peeling/Damaged paint, drywall, and concrete	Storage Rooms - Basement	Closed
25	The electrical fixtures are not maintained in good working order. Namely but not limited to: Loose electrical fixtures.	Storage Rooms - Basement	Closed
26	The electrical connections are not maintained in good working order. Namely but not limited to lose/hanging wires.	Storage Rooms - Basement	Closed

27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Rooms - Basement	Closed
28	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to; walls in hallways contain cracked/ deteriorating/ peeling paint.	Throughout Building - Hallways	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.**