

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 : 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 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 | 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 | 87.50% |
| 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 | 17-Jan-20 |

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

No. of defects that remain outstanding : **2**

| 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 | Closed |
| 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 mortar. | 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 :

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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.**