

**MLS Building Audit Program - Details**

**Property Address : 2204 DUFFERIN ST**

Legal Description: PLAN 1442 LOT 339 LOT 340 LOT 341

Roll No. : 1914041360031000000

Building : **2204 DUFFERIN ST**

**Report Date : January 18, 2019**

**Building Audit Date : May 11, 2017**

**\*\* 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	17 162187 PRS 00 IV		Closed	24-May-17	23-JUN-17	0.00%
2	Property Standards	17 159102 PRS 00 IV		Closed	26-May-17	26-JUN-17	100.00%
3	Property Standards	17 159118 PRS 00 IV		Closed	26-May-17	21-DEC-17	100.00%
4	Property Standards	17 162179 PRS 00 IV		Closed	26-May-17	26-JAN-18	100.00%
5	Property Standards	17 162180 PRS 00 IV		Closed	26-May-17	15-JAN-18	100.00%
6	Property Standards	17 162683 PRS 00 IV		Closed	26-May-17	26-JUN-17	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
2	Property Standards	17 159102 PRS 00 IV		Closed	26-May-17	26-JUN-17	27-Jun-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 unit #303 and 406	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 159118 PRS 00 IV		Closed	26-May-17	21-DEC-17	26-Jan-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely, dilapidated chain link fence	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	17 162683 PRS 00 IV		Closed	26-May-17	26-JUN-17	28-Jul-17

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 kept in a clean and sanitary condition. namely, dirt and debris behind washers and dryers	1st Floor	Closed
2	Ceiling not maintained clean.	Hall	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
4	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Hall	Closed
5	Ceiling not maintained clean.	Stairway	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to dirty stairs, landing, edges and guard.	Stairway	Closed
7	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Closed
8	The surface of a window is not kept reasonably clean. Namely, dirty and debris collected on the window sill.	Stairway - Window	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 162179 PRS 00 IV		Closed	26-May-17	26-JAN-18	12-Sep-18

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Repair concrete balconies where the rebar is exposed.	Balcony	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	East	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely, Peeling paint requires refinishing	East Canopy	Closed
4	Ventilation system or unit not kept in good repair and maintained in good working condition. Namely, damaged and rusted ventilation cover	East Side	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Exterior	Closed
6	The electrical receptacle are not maintained in good working order. Namely, missing receptacle cover	Exterior	Closed
7	The roof or one of its components is not weather tight. Namely, missing Flashing	Exterior	Closed
8	The roof or one of its component is not free from leaks. Namely, hole in ceiling	Exterior	Closed
9	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely, hanging light fixture	Exterior	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Exterior	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Window frame paint finish has deteriorated.	Exterior Of Building	Closed
12	The exterior walls and their components are not being maintained in good repair .Namely: Repair spalling bricks on walls and around windows.	Exterior Of Building	Closed
13	Vent stack or supporting member is not maintained in good repair and/or free from defects.	Roof Of Building	Closed
14	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Roof Of Building	Closed
15	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Southeast	Closed
16	Exterior steps not maintained.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	17 162180 PRS 00 IV		Closed	26-May-17	15-JAN-18	6-Mar-18

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Bell Room	Closed
2	Lighting in a storage room is provided at less than 50 lux.	Bell Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Clean and clear all discarded materials from the floor.	Bell Room	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely, hanging light fixture	Boiler Room	Closed
5	The electrical receptacle are not maintained in good working order. Namely, missing receptacle cover and junction box cover plate.	Boiler Room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
7	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
10	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
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely, Terrazzo floor threshold in front of unit doors needs to be repaired.	Hall	Closed
12	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
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, debris stored in Hydro Meter Room	Hydro Meter Room	Closed
14	The electrical receptacle are not maintained in good working order. Namely, missing electrical cover plate and ceiling fan cover.	Hydro Meter Room	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely open ceiling	Hydro Meter Room	Closed
16	Interior lighting fixtures or lamps are not maintained. Namely, hanging light fixture	Hydro Meter Room	Closed
17	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	Hydro Meter Room	Closed
18	Lighting in a laundry room is provided at less than 200 lux.	Hydro Meter Room and Laundry Room	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.	Laundry Room	Closed
20	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
21	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
22	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
23	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
24	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.	Stairway	Closed
25	The electrical receptacle are not maintained in good working order. Namely but not limited to; hanging receptical box and missing receptical cover	Storage Room	Closed
26	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed

27	Floor and/or floor covering not kept in a clean and sanitary condition	Storage Room	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
29	Interior lighting fixtures or lamps are not maintained. Namely but not limited to hanging light fixtures.	Storage Room	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
32	Repair(s) does not reasonably match existing wall(s)	Storage Room	Closed
33	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
36	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Storage Room	Closed
37	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Storage Room	Closed
38	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, marking and scuff on unit door requires refinishing	Unit Doors	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.**