

MLS Building Audit Program - Details

Property Address : 2208 DUFFERIN ST

Legal Description: PLAN 1442 LOT 342

Roll No. : 1914041360030000000

Building : 2208 DUFFERIN ST

Report Date : January 18, 2019

Building Audit Date : May 10, 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 159999 PRS 00 IV		Closed	25-May-17	22-JAN-18	100.00%
2	Property Standards	17 160303 PRS 00 IV		Closed	25-May-17	21-DEC-17	100.00%
3	Property Standards	17 162203 PRS 00 IV		Closed	25-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
3	Property Standards	17 162203 PRS 00 IV		Closed	25-May-17	26-JUN-17	21-Jul-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. A letter of confirmation is required from the Owner or property manager that installation of the window safety devices are completed.	Windows	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	17 160303 PRS 00 IV		Closed	25-May-17	21-DEC-17	27-Jul-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: East side of building. Repair spalling bricks.	East Side of Building	Closed
2	The retaining wall is not being maintained in good repair. Repairs are required.	East side of building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint finish has deteriorated on steel lintels above window frames.	Exterior Wall	Closed
4	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Exterior door for Storage Room. Evidence of surface rust. Door is required to be painted.	Exterior door for Storage Room	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Front Canopy	Closed
6	Exterior landing not maintained. Namely: Broken concrete on landing. Repairs are required.	Landing in front of exterior storage room	Closed
7	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: Repair concrete balconies where the rebar is exposed.	West side of building	Closed
8	A barrier to prevent the dumping of debris/refuse in yards and/or vacant property is not provided and/or maintained.	West side of building	Closed
9	Parking space(s) and/or similar areas not maintained. Namely: Repair sunken asphalt areas in parking spaces.	West side of building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Evidence of surface rust and deterioration on Rogers Cable Box.	West side of building.	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	17 159999 PRS 00 IV		Closed	25-May-17	22-JAN-18	17-Aug-18

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The surface of a window is not kept reasonably clean	2nd flr. stairway landing.	Closed
2	Repair(s) does not reasonably match existing ceiling(s). Namely: 3rd Floor east stairway.	3rd Flr. East Stairway	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Provide proper access hatch covers in the basement ceiling.	Basement Ceiling	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Small storage room in basement under stairs. Clean and clear all discarded materials from the floor.	Basement Storage room under stairs.	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely: Boiler Room. Replace all missing electrical cover plates on the walls and ceiling.	Boiler Room	Closed
6	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room	Boiler Room	Closed
7	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Boiler Room. Remove all combustible and stored discarded materials from the room.	Boiler room	Closed
8	Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building. Repairs are required.	Exterior wall of building	Closed
9	Communication system is not maintained in good repair and in operative condition.	Exterior wall of building.	Closed
10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Finished walls in the stairways and hallways need to be repainted.	Hallways and stairways.	Closed
11	Lighting in a service room is provided at less than 200 lux.	Hydro Meter Room and Laundry Room	Closed
12	The electrical fixtures are not maintained in a safe and complete condition. Namely; Replace missing electrical cover plstes.	Hydro meter Room	Closed
13	The electrical receptacle are not maintained in a safe and complete condition. Namely: Laundry Room. Replace missing electrical cover plate.	Laundry Room	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room. Replace missing grill cover on the wall.	Laundry Room	Closed
15	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 Area	Closed
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby Area	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Terrazo floor threshold in front of unit 203 needs repair.	Near unit 203	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: Deteriorated paint finish on stair front risers, painting is required.	Stairways	Closed
19	Ceiling not maintained clean. Namely: Remove cobwebs from ceiling in the stairways.	Stairways	Closed
20	The electrical fixtures are not maintained in a safe and complete condition. Namely: Storage Room. Repair hanging light fixture from the ceiling.	Superintendants storage room	Closed

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

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.**