

MLS Building Audit Program - Details

Property Address : 256 RONCESVALLES AVE

Legal Description: PLAN 1193 PT LOT A

Roll No. : 1904022220020000000

Building : 256 RONCESVALLES AVE

Report Date : January 18, 2019

Building Audit Date : May 12, 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 161326 PRS 00 IV		Closed	19-May-17	15-NOV-17	100.00%
2	Property Standards	17 161376 PRS 00 IV		Closed	19-May-17	15-NOV-17	100.00%
3	Property Standards	17 161451 PRS 00 IV		Closed	19-May-17	18-JUL-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 161451 PRS 00 IV		Closed	19-May-17	18-JUL-17	24-Jul-18

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. Namely: Owner to provide letter documenting and certifying that window safety devices have been installed in all units.	Throughout Building	Closed
2	A window in a stairway for which the distance measured vertically between the bottom of the window and a line drawn through the outside edges of the stair nosings is less than 900 millimetres is not protected by a guard that is located approximately 900 millimetres high. Namely: Appropriate guards to be installed to prevent accidental fall through window.	Throughout Stairways	Closed
3	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing. Namely: Guards to be installed at all windows in stairways.	Throughout Stairways	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 161376 PRS 00 IV		Closed	19-May-17	15-NOV-17	24-Jul-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely: Vent at ground level requires proper cover and not a brick shoved into it.	East Side Exterior	Closed
2	Driveway(s) and/or similar areas not maintained. Namely: Driveway to be levelled and patched in required areas.	Exterior North Side	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely: Electrical conduit badly rusted, requires repaint.	Exterior South Side	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Exterior Vestibule paint peeling and flaking- requires repaint.	Exterior Vestibule	Closed
5	Exterior window(s) with broken/cracked glass. Namely: 2nd floor unit window cracked/broken, requires replacement.	Exterior West Side	Closed
6	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Tuck Point masonry repair to be done where required.	Throughout Exterior	Closed
7	Dwelling unit window that is capable of being opened has no screen. Namely: Multiple units with no screens in windows; replace as required.	Throughout Exterior	Closed
8	The electrical connections are not maintained in good working order. Namely: All dangling cables to be encased inside proper conduit.	Throughout Exterior	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 161326 PRS 00 IV		Closed	19-May-17	15-NOV-17	31-Aug-18

No. of defects contained within the Order : 27

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely: Ceiling electrical junction box requires cover plate.	2nd Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light fixture requires cover.	2nd Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Milk hatchways by units 201, 202, 203, 204 all defective and require sealing/repairing.	2nd floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Lighting fixtures require protective covers.	Basement	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: All milk hatches to apartments require reseal/repair.	Basement	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical Junction Box in ceiling requires cover plate.	Boiler Room	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Debris and materials to be stored neatly on shelving away from boilers, along walls.	Boiler Room	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
9	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
10	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely: Risers and Nosing to all stair treads require sanding and repainting to remove rust.	Both Stairwells	Closed
11	Lighting in a service stairway is provided at less than 50 lux.	Both Stairwells	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All debris and storage items to be removed from bottom of both stairwells.	Both Stairwells	Closed
13	Interior window(s) with broken/cracked glass. Namely: Ground floor vestibule window to stairwell; safety glass cracked and vandalized- requires replacement.	East Stairwell	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: All storage materials to be neatly kept on shelving and away from electrical meters and hydro board.	Electrical Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Milk hatches to all apartments insecure; to be resecured/sealed.	Ground Floor	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light fixtures require protective covers.	Ground Floor	Closed
18	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
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
21	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: Doorway/accessway to be hinged, and locked.	Roof Access	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Repaint as required. Doors chipped, enamel faded and flaking.	Stairwell Doors	Closed

23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in ceiling to be repaired and refinished.	Storage Room B5	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room B5	Closed
25	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Closed
26	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely: Current locking mechanism is not for exterior security door. Requires replacement.	West Exit Door	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: West Stairwell lighting fixture has no cover.	West Stairwell	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.**