

MLS Building Audit Program - Details

Property Address : 25 DALLNER RD

Legal Description: PLAN 3991 PT BLK A PT MATTSON RD RP 64R9663 PTS 1 2 :

Roll No. : 1908011160003000000

Building : **25 DALLNER RD**

Report Date : January 11, 2019

Building Audit Date : August 14, 2012

**** 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 11, 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	12 229887 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Aug-12	22-JAN-14	100.00%
2	Property Standards	12 229889 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Aug-12	17-JUN-13	100.00%
5	Waste	12 229879 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	20-Aug-12	28-DEC-12	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
1	Property Standards	12 229887 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Aug-12	22-JAN-14	31-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior landing not maintained. Namely: Balcony Concrete slab is damaged.	North West corner of Building	Closed
2	Exterior window not maintained weather-tight.	South Side of Building	Closed
3	Garbage containers are not maintained in a clean state.	South Side of Building	Closed
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	South Side of Building	Closed
5	Exterior window or skylight not maintained in good repair.	South Side of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint is peeling on Hydro Door, Vents, Electrical Room Door.	South Side of Building	Closed
7	Exterior window does not prevent the entry of vermin, rodents and/or insects.	South Side of Building	Closed
8	Garbage container or receptacle is not maintained in a clean and odour free condition.	South Side of Building	Closed
9	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. Namely: Several trees without any foliage.	South Side of Property	Closed
10	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely: Volume of cigarette butts, beer caps, litter.	South West area of Property	Closed
11	Exterior garbage containment area not screened.	South?West corner of Parking Lot	Closed
12	Exterior landing not maintained. Namely: Clading on balcony slab is showing rust.	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
2	Property Standards	12 229889 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Aug-12	17-JUN-13	31-May-13

No. of defects contained within the Order : **44**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage disposal room is not maintained in a clean and odour free condition.	1st Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
3	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
4	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
9	Garbage containers are not maintained in a clean state.	1st Floor	Closed
10	Garbage container or receptacle is not maintained in a clean and odour free condition.	1st Floor	Closed
11	Garbage storage area is not maintained in a clean and odour free condition.	1st Floor	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition. Namely Paint stain on carpet floor.	2nd Floor	Closed
13	Interior door(s), frames(s), not maintained in good repair. Namely: Paint peeling on door.	2nd Floor	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Paint is peeling on door.	2nd Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hall wall corner is damaged.	2nd Floor	Closed
16	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	2nd Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Mantle support is missing.	3rd Floor	Closed
20	Interior door(s), frames(s), not maintained in good repair. Namely: Staines on the door.	3rd Floor	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Paint spil on floor and on hall carpet.	3rd Floor	Closed
22	The electrical connections are not maintained in good working order. Namely: No cover on Junction box.	4th Floor	Closed
23	Previously finished surface in the public area of the property is not maintained in good repair.	4th Floor	Closed
24	Previously finished surface in the public area of the property is not maintained in good repair.	4th Floor	Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: No cover grill on ventilation system.	4th Floor	Closed
26	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Plaster repairs to wall below wainscoting has not been repainted.	4th Floor	Closed
27	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed

28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster is damaged.	4th Floor	Closed
31	Wall(s) not maintained clean.	4th Floor	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Basebord tiles missing in sections.	4th Floor	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical, Bell Rooms	Closed
34	Immediate action has not been taken to eliminate an unsafe condition. Namely: Rooms to be cleaned up and organized.	Electrical, Bell Rooms	Closed
35	Elevator(s) is not certified in good working order. Namely: Expired Certificate in elevator car.	Elevators	Closed
36	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Baseboards and basebord heaters are dusty and dirty.	Floors	Closed
37	Garbage chute is not maintained in a clean and odour free condition.	Garbage Chute	Closed
38	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
39	The ventilation system or unit is not regularly cleaned.	Hallway	Closed
40	Lighting in a service hallway is provided at less than 50 lux.	Hallways	Closed
41	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
42	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
43	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
44	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Paint is peeling on the stairway steps and landings.	Stairway	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.**