

MLS Building Audit Program - Details

Property Address : 280 DUNDAS ST E

Legal Description: PLAN 150 PT LOTS 64 67 TO 69

Roll No. : 1904066330064000000

Building : **280 DUNDAS ST E**

Report Date : January 17, 2020

Building Audit Date : August 16, 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	Property Standards	16 208316 PRS 00 IV		Closed	22-Aug-16	22-AUG-17	100.00%
2	Property Standards	16 208523 PRS 00 IV		Closed	22-Aug-16	21-SEP-16	100.00%
3	Property Standards	16 208662 PRS 00 IV		Closed	22-Aug-16	20-FEB-17	100.00%
4	Property Standards	16 208920 PRS 00 IV		Closed	22-Aug-16	20-FEB-17	100.00%
5	Property Standards	16 209131 PRS 00 IV		Closed	22-Aug-16	21-OCT-16	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
4	Property Standards	16 208920 PRS 00 IV		Closed	22-Aug-16	20-FEB-17	21-Feb-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window in a stairway or landing 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 corridor landings and stairways throughout.	Landings and 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	16 208523 PRS 00 IV		Closed	22-Aug-16	21-SEP-16	28-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely various units, throughout building.	Throughout	Closed
2	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 various unit windows, throughout building.	Throughout	Closed
3	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner. Namely, various units throughout building.	Throughout 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	16 208316 PRS 00 IV		Closed	22-Aug-16	22-AUG-17	23-Aug-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	North of building	Closed
2	Exterior window not maintained in good repair. Namely but not limited to concrete window sills delaminated, North side of building.	North of building	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely pointing deteriorated between bricks, around ground level, north side of building.	North side of building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely deteriorated finish on metal window and building guards, north side ground level.	North side of building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to peeling paint on exterior window sills, north side of building.	North side of building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely but not limited to delamination of wall material, west side of building.	West side	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to peeling paint on walls, west side of building.	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
3	Property Standards	16 208662 PRS 00 IV		Closed	22-Aug-16	20-FEB-17	24-Feb-17

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely cracked light unit cover outside unit #316.	3rd Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely boxes on floor of storage room 4th floor.	4th Floor	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely missing unit door number from unit #603.	6th Floor	Closed
4	Exterior window(s) with broken/cracked glass. Namely 8th floor corridor, westside and 4th floor corridor, north-side.	8th and 4th Floors	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to 11th floor corridor.	Corridor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely walls and ceilings throughout the corridors and stairwells - unpainted plaster patches.	Corridors and stairways	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely deteriorated concrete wall, exterior of elevator room exposing re-bar.	Exterior of elevator room	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
9	Lighting in a service room is provided at less than 200 lux. Namely sprinkler room.	Sprinkler room	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely loose concrete on ceiling of sprinkler room.	Sprinkler room	Closed
11	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely corridors and stairwells throughout building.	Throughout building	Closed
12	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely plaster 'pops' throughout corridors and stairways and also to include damage to plaster wall beneath ventilation grille, 9th floor	corridors and stairways	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 209131 PRS 00 IV		Closed	22-Aug-16	21-OCT-16	28-Oct-16

No. of defects contained within the Order : 13

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order. Namely missing duplex cover, 10th Floor storage room.	10th Floor	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely missing light fitting in storage closet, 11th floor.	11th Floor	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely light fitting loose and hanging from wire in janitors room.	1st Floor	Closed
4	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to 1st floor office and basement maintenance room.	1st floor and basement	Closed
5	The electrical connections are not maintained in good working order. Namely loose wiring and receptacle detached from wall, 6th and 9th floor storage closets.	6th and 9th floor.	Closed
6	The electrical receptacle are not maintained in good working order. Namely missing duplex cover in basement of 276 Dundas St E. (Commercial sub-unit of 280 Dundas St E but part of the same building and used by the same).	Basement	Closed
7	The electrical switches are not maintained in good working order. Namely missing switch cover, compactor room.	Compactor room	Closed
8	The electrical connections are not maintained in good working order. Namely missing cover to breaker panel on wall of compactor room.	Compactor room.	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely covers missing from light fitting, upper and lower elevator room.	Elevator room	Closed
10	The electrical connections are not maintained in good working order. Namely loose wiring in upper elevator room.	Elevator room	Closed
11	The electrical receptacle are not maintained in good working order. Namely missing duplex cover entry room to sprinkler room.	Entry room to sprinkler room	Closed
12	The electrical switches are not maintained in good working order. Namely missing switch cover, storage room.	Storage room	Closed
13	The electrical connections are not maintained in good working order. Namely several missing conduit box covers, throughout building, including but not limited to:- Service rooms, storage closets, elevator room, boiler room, sprinkler room.	Throughout building	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.**