

MLS Building Audit Program - Details

Property Address : 650 PARLIAMENT ST

Legal Description: PLAN 198 BLK 2 LOTS 3 TO 16 PT LOTS 19 TO 22 PT LANE PI

Roll No. : 1904074440007000000

Building : **280 WELLESLEY ST**

Report Date : January 18, 2019

Building Audit Date : November 23, 2015

**** 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	15 266517 PRS 00 IV		Closed	6-Jan-16	03-AUG-16	100.00%
2	Property Standards	15 266521 PRS 00 IV		Order Issued	6-Jan-16	03-AUG-16	94.38%
3	Property Standards	15 266525 PRS 00 IV		Order Issued	6-Jan-16	09-FEB-17	50.00%

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
1	Property Standards	15 266517 PRS 00 IV		Closed	6-Jan-16	03-AUG-16	3-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Front Entrance	Closed
2	The electrical connections are not maintained in good working order. Namely: Electrical wires are not secured by main entrance door.	Main Entrance	Closed
3	Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely, the paint is chipped and missing on underside of roof top overhanging canopy.	Roof of Buidling	Closed
4	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 and trunks have no tree bark.	Yard Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 266525 PRS 00 IV		Order Issued	6-Jan-16	09-FEB-17	5-Nov-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Concrete stairway and landings are cracked and damaged, steel re-bars are exposed and rusted.	Pedestrian Safe Exit Stairway	Open
2	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Pedestrian Safe Exit Stairway	Open
3	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Pedestrian Safe Exit Stairway	Open
4	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Concrete stairway and landings are cracked and damaged, steel re-bars are exposed and rusted.	Pedestrian Safe Exit Stairway	Closed
5	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Concrete stairway and landings are cracked and damaged, steel re-bars are exposed and rusted.	Pedestrian Safe Exit Stairway	Open
6	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Concrete stairway and landings are cracked and damaged, steel re-bars are exposed and rusted.	Pedestrian Safe Exit Stairway	Open
7	The parking or storage garage is used to keep machinery, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Namely: Honda Civic, Ontario License plate APXX 982 Jun13	Underground Parking Area	Closed
8	The parking or storage garage is used to keep machinery, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Namely: Honda Acura, Ontario License plate BPND 862 JUN 15	Underground Parking Area	Closed

9	The parking or storage garage is used to keep machinery, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Honda van, Ontario License plate BKL T 666 Dec 11	Underground Parking Area	Closed
10	The parking or storage garage is used to keep machinery, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Plymouth Voyager, Ontario License plate AT V J 302 Dec 07	Underground Parking Area	Closed
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
12	The parking or storage garage does not have a designated safe-exit route. Namely: Insufficient signage.	Underground Parking Area	Open
13	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Open
14	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Open
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Concret block wallis damaged.	Underground Parking Area	Open
16	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Underground Parking Area	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely: No cover plate on junction box.	Underground Parking Area	Closed
18	The electrical connections are not maintained in a safe and complete condition. Namely: No cover plate on junction box.	Underground Parking Area	Closed
19	The electrical connections are not maintained in a safe and complete condition. No cover plate on junction box.	Underground Parking Area	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely: No cover plate on junction box.	Underground Parking Area	Closed
21	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Drain cover is not secure.	Underground Parking Area	Closed
22	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
23	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
24	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
25	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Ceiling concrete is cracked and damaged, steel bars are exposed.	Underground Parking Area	Open
26	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Floor drain cover is missing.	Underground Parking Area	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
28	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	15 266521 PRS 00 IV		Order Issued	6-Jan-16	03-AUG-16	5-Nov-18

No. of defects contained within the Order : **89**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tile is damaged.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plastic trim is damaged.	1st Floor	Closed
3	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	1st Floor	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet is stained.	2nd Floor	Closed
5	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	2nd Floor	Closed
6	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Garbage chute door not self closing.	2nd Floor	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are damaged.	3rd Floor	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Over spray from spray paint on floor.	5th Floor	Closed
9	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Striker is damaged.	7th Floor	Closed
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: No cap on newel post.	8th to 1st Floor	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floor is covered with expansion insulation foam.	10th Floor	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Over spray from spray paint on floor.	10th and 11th Floor	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor threshold is damaged.	11th Floor	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor carpet is stained.	11th Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Efflorescence is visible on wall.	11th Floor	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are damaged.	11th Floor	Closed
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Cracked glass pane in door.	12th Floor	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet edging is missing.	14th Floor	Closed
19	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Damaged striker.	14th Floor	Closed
20	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Door sheeting venire is screwed to the frame of the door.	15th Floor	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are damaged.	16th Floor	Closed
23	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Bottom of door and threshold are damaged.	17th Floor	Closed
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door sheeting venire is screwed to the frame of the door.	17th Floor	Closed

25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are damaged.	18th Floor	Closed
26	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Door sheeting venire is screwed to the frame of the door.	19th Floor	Closed
27	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Bottom cap of newel post is rusted.	20th Floor	Closed
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Cracked glass pane in door.	20th Floor	Closed
29	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are damaged.	22nd Floor	Closed
30	Interior door(s), frames(s), and/or hardware not maintained in good repair. Nmaely: Door closure striker is not latching.	23rd Floor	Closed
31	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Cracked glass pane in door.	23rd Floor	Closed
32	The electrical connections are not maintained in a safe and complete condition. Namely: Emergency Sign is not secured.	23rd Floor	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles damaged.	23rd Floor	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet and door threshold are burned.	24th Floor	Closed
35	Door hardware/devices are not maintained in good repair. Namely: Hardware missing on door.	25th Floor	Closed
36	Door hardware/devices are not maintained in good repair. Namely: Hinge pins are not secure.	25th Floor	Closed
37	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Door closure striker is not latching.	25th Floor	Closed
38	The electrical fixtures are not maintained in good working order. Namely: Emergency Sign is damaged.	26th Floor	Closed
39	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire damper missing in chute system.	27th Floor	Closed
40	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire damper missing in chute system.	28th Floor	Closed
41	Door hardware/devices are not maintained in good repair. Namely: Striker plate is damaged.	30th Floor	Closed
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are damaged.	31st Floor	Closed
43	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are damaged.	32nd Floor	Closed
44	The electrical connections are not maintained in good working order. Namely: No cover plate on Electrical outlet.	32nd Floor	Closed
45	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Striker is damaged.	4th Floor	Closed
46	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet is stained.	5th Floor	Closed
47	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire damper missing in chute system.	6th Floor	Closed
48	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire damper missing in chute system.	8th Floor	Closed
49	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Open
50	Lighting in a recreation room is provided at less than 100 lux.	Basement	Closed
51	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
52	The electrical connections are not maintained in good working order. namely: No coverplated on electrical switches.	Basement	Closed
53	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Open
54	The electrical connections are not maintained in good working order. Namely: Cover plates missing on electrical switches, outlet boxes.	Basement	Closed
55	The electrical connections are not maintained in good working order. Namely: Cover plates missing on electrical switches, outlet boxes.	Basement	Closed
56	Extension cords or other extensions are used as a permanent wiring system.	Basement	Open

57	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
58	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles missing in sections.	Basement	Closed
59	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
60	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Open
61	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
62	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint is peeling on walls.	Basement B	Closed
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B	Closed
64	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B	Closed
65	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B	Closed
66	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint is peeling on ceiling	Basement B	Closed
67	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement B 2	Closed
68	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement B 2	Open
69	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement B 2	Closed
70	The electrical connections are not maintained in good working order. Nmaely: No cover plate on Junction Box.	Elevator Room	Closed
71	The property is not maintained and/or kept clean in accordance with the standards. Namely: Area is not maintaine dfree from waste, litter.	Elevator Room	Closed
72	Interior lighting fixtures or lamps are not maintained. Namely: Light are burned out.	Elevator Room	Closed
73	The electrical connections are not maintained in a safe and complete condition. Namely: Cables are not secure, bundled.	Hallways	Closed
74	The property is not maintained and/or kept clean in accordance with the standards. Namely: Dust and dirt on doors and frames in electrical, garbage and Bell rooms.	Hallways	Closed
75	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallways	Closed
76	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallways	Closed
77	Ventilation system or unit not kept in good repair and maintained in good working condition. Namely: Hallway ventilation grills are dust covered.	Hallways	Closed
78	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster is damaged in vicinity of water pipe risers.	Hallways	Closed
79	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster damaged on stairway walls.	Penthouse	Closed
80	The property is not maintained and/or kept clean in accordance with the standards. Namely: Area is not maintaine dfree from waste, litter.	Penthouse	Closed
81	The property is not maintained and/or kept clean in accordance with the standards. Namely: Used as storage for dresser drawers.	Penthouse	Closed
82	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 not completed.	Penthouse	Closed
83	The electrical connections are not maintained in good working order. Namely: No cover plate on electrical switch.	Penthouse	Closed
84	The electrical connections are not maintained in good working order. Namely: Light are burned out.	Penthouse	Closed
85	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster damaged on stairway walls.	Penthouse	Closed
86	The electrical connections are not maintained in good working order. Namely: No cover plate on junction box.	Roof Top	Closed
87	The exterior walls and their components are not being maintained in good repair. Namely: The exterior walls of Elevator Room has damaged concrete walls with exposed re-bars.	Roof Top	Closed

88	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Top	Closed
89	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	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.**