

MLS Building Audit Program - Details

Property Address : 2861-2863 DUNDAS ST W

Legal Description: PLAN 553 Y BLK 26 PT LOTS 9 & 10

Roll No. : 1904013890015000000

Building : **2863 DUNDAS ST W**

Report Date : January 11, 2019

Building Audit Date : July 25, 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 220524 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	29-NOV-12	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
1	Property Standards	12 220524 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	29-NOV-12	30-Nov-12

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely: storage and clutter in the common areas.	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Closed
3	The property is not maintained and/or kept clean in accordance with the standards.	2nd Floor	Closed
4	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
5	Ceiling not maintained free of holes	Basement	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
7	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior	Closed
8	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Exterior	Closed
9	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Closed
10	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior	Closed
11	Exterior door not maintained in good repair. Namely; The door is deteriorated at the bottom edge.	North	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.**