

MLS Building Audit Program - Details

Property Address : 290 MORNINGSIDE AVE

Legal Description: CON 1 PT LOT 11

Roll No. : 1901092120031000000

Building : **290 MORNINGSIDE AVE**

Report Date : January 18, 2019

Building Audit Date : May 12, 2009

**** 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
3	Property Standards	09 138560 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	100.00%
4	Property Standards	09 138588 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	100.00%
5	Waste	09 138557 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	19-May-09	18-JUN-09	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
3	Property Standards	09 138560 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	24-Jul-11

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely; remove unused brackets from walls.	Exterior Of Building	Closed
2	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.	Exterior Of Building	Closed
3	Immediate action has not been taken to eliminate an unsafe condition. Namely; loose wires	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Substantially Co
5	The exterior surface of the building shall be maintained free of markings.	Exterior Of Building	Substantially Co
6	Dwelling unit window that is capable of being opened has no screen to include the removal of all air conditioning air units and replace missing screen.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely; Spalling Brick	Exterior Of Building	Closed
8	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely Cable Box not secured.	Exterior Of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove all climbable material and objects from balconies.	Exterior Of Building	Closed
11	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimetres to include removal of all air conditioning units.	Exterior Of Building	Closed
12	The retaining wall is not being maintained in good repair.	Exterior Of Building	Substantially Co
13	Parking space(s) and/or similar areas not maintained free from pot holes and surface cracks.	Exterior Of Building	Closed
14	Driveway(s) and/or similar areas not maintained free from pot holes and surface cracks.	Exterior Of Building	Closed
15	Exterior garbage containment area not screened.	Exterior Of Building	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
17	Immediate action has not been taken to eliminate an unsafe condition. Namely; abate the trip hazard at boiler room exit.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 138588 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	24-Jul-11

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heating system or unit is not in good repair and maintained in good working condition. Namely; broken rad cover.	6th Floor	Closed
2	Interior lighting fixtures or lamps are not maintained.	6th Floor	Closed
3	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; Elevator switch boxes missing and /or not secured.	Elevator	Closed
5	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans)	Elevator	Closed
6	Communication system identifies the tenant by unit number.	Front	Closed
7	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely; washer broken.	Laundry Room	Closed
8	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely; locker room barrier damaged.	Locker Room	Closed
9	The required guard(s)/handrail(s) are not installed/maintained to comply with the Toronto Municipal Code.	Roof Of Building	Closed
10	The ventilation system or unit is not kept in good repair and maintained. Namely; missing and or broken grills	Throughout Building	Closed
11	Previously finished wall(s) of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; missing or damage baseboards.	Throughout Building	Closed
12	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
14	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove floor mats.	Throughout Building	Closed
15	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely:	Throughout Building	Closed
16	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
17	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
18	The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code.	Throughout Building	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
21	The electrical fixtures are not maintained in good working order. Namely; broken cover plates	Throughout Building	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Throughout Building	Closed
23	The electrical fixtures are not maintained in a safe and complete condition. Namely; broken or damaged duplex receptacle	Throughout Building	Closed
24	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Throughout Building	Closed
25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
26	Repair(s) does not reasonably match existing ceiling(s).	Throughout Building	Closed

27	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Throughout Building	Closed
28	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard on the (landing, porch, deck) to which access is provided is less than 1070 mm (42 inches) in height.	Throughout Building	Closed
29	The required guard(s)/handrail(s) are not installed/maintained to comply with the Toronto Municipal Code.	Throughout Building	Closed
30	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail is not provided at a height between 865mm (34 inches) and 965mm (38 inches) on the stairs.	Throughout Building	Closed
31	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrails are not provided on both sides of the stairs within the dwelling unit, having a width of 1100mm (43 inches) or greater and having more than 2 risers.	Throughout Building	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Throughout Building	Closed
33	The floor and every appurtenance, surface cover and finish is not maintained.	Throughout Building	Closed
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; missing drain cover	Throughout Building	Closed
35	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
36	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	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.**