

MLS Building Audit Program - Details

Property Address : 2999 JANE ST

Legal Description: PLAN M945 BLK A

Roll No. : 1908011401123000000

Building : **2999 JANE ST**

Report Date : January 17, 2020

Building Audit Date : January 27, 2011

**** 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	11 115919 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Feb-11	24-SEP-15	100.00%
2	Property Standards	11 115946 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Feb-11	24-SEP-15	100.00%
6	Property Standards	11 116281 PRS 00 IV	INTERIOR COMMON ELEMENTS - WASTE, LITTER...	Closed	9-Feb-11	05-DEC-12	100.00%
7	Property Standards	11 116752 PRS 00 IV	INTERIOR COMMON ELEMENTS - HALLWAY and STAIRWELL DEFECTS	Closed	9-Feb-11	07-AUG-15	100.00%
9	Property Standards	11 119004 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS : COMPACTOR ROOM AND PUMP ROOM	Closed	9-Feb-11	10-MAR-15	100.00%
10	Waste	11 115810 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	1-Feb-11	16-FEB-11	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
9	Property Standards	11 119004 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS : COMPACTOR ROOM AND PUMP ROOM	Closed	9-Feb-11	10-MAR-15	30-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically plaster and paint deterioration; holes and cracks in plaster walls and some marking on the walls	Compactor Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically ceiling paint is deteriorated/flaking/missing throughout	Compactor Room	Closed
3	The plumbing system is not kept in good working order. Specifically water leak in pump room at ceiling level by door.	Meter Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 115946 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Feb-11	24-SEP-15	16-Dec-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the white and black paint on the walls is deteriorated/flaking/missing in various locations through-out the parking garage	Underground Parking Area	Closed
2	The walls in the parking or storage garage are not impervious to water. Specifically damage due to water leakage by parking stall #42	Underground Parking Area	Closed
3	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. Specifically more Alert signs are required	Underground Parking Area	Closed
4	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. Specifically small safe exit arrows not at required height and location of signs must be adjusted	Underground Parking Area	Closed
5	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Specifically rusted wall service cabinets	Underground Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish. Specifically minor waste was noted throughout the underground parking garage.	Underground Parking Area	Closed
7	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically white and black paint on columns is deteriorated/flaking and missing in various location through-out the parking garage	Underground Parking Area	Closed

8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically flaking/damaged and missing white paint on ceilings.	Underground Parking Area	Closed
9	The sign(s) is not being maintained in a good state of repair.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 116281 PRS 00 IV	INTERIOR COMMON ELEMENTS - WASTE, LITTER...	Closed	9-Feb-11	05-DEC-12	28-Dec-12

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned.	1st Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
3	The property is not maintained and/or kept clean in accordance with the standards. NAMELY: Stair ceiling covered with cigarette lighter smoke.	8th Floor	Closed
4	The property is not maintained and/or kept clean in accordance with the standards. NAMELY: Hall speaker cover is stained.	15th Floor	Closed
5	The ventilation system or unit is not regularly cleaned.	Basement	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. NAMELY: Furniture items, litter, waste in hallway.	Basement	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. NAMELY: Ventilation grill vents are damaged.	Hall	Closed
8	The property is not maintained and/or kept clean in accordance with the standards.	Hall	Closed
9	The ventilation system or unit is not regularly cleaned. NAMELY: Ventilation system, vents are dusty.	Hall	Closed
10	The property is not maintained and/or kept clean in accordance with the standards.	Hall	Closed
11	The property is not maintained and/or kept clean in accordance with the standards.	Hall	Closed
12	The property is not maintained and/or kept clean in accordance with the standards. NAMELY: Waste, litter, garbage bags.... left on floor in garbage rooms.	Hall	Closed
13	The property is not maintained and/or kept clean in accordance with the standards. NAMELY: Waste, litter, paper, fast food packaging, cigarette butts, cigar ash and cigar leaf filler, stains on floor....	Stairway	Closed
14	The property is not maintained and/or kept clean in accordance with the standards. NAMELY: Stair guard and handrail are dirty and sticky...	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 115919 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Feb-11	24-SEP-15	30-Dec-15

No. of defects contained within the Order : **39**

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 in good repair. Namely: side walls of balcony.	East Side of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: storage room doors.	East Side of Building	Closed
3	Openings in exterior wall not protected with suitable materials. Namely: window openings with air-conditioner not finished/protected properly.	East Side of Building	Closed
4	Exterior window(s) with broken/cracked glass.	East Side of Building	Closed
5	Exterior door has defective hardware.	East Side of Building	Closed
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	East Side of Building	Closed
7	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.	East Side of Building	Closed
8	The storm drain is not being maintained free from defect. Namely: drain cover missing.	East Side of Property	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	East Side of Property	Closed
10	Handrails on both sides of stair 1,100mm in width or more not provided.	East Side of Property	Closed
11	Exterior garbage bin(s) covers left open.	East Side of Property	Closed
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: walls.	East Side of Property	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: guards.	East Side of Property	Closed
14	Exterior garbage bin loaded beyond the top of the container.	East Side of Property	Closed
15	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating. Namely: grille cover on ground opening.	East Side of Property	Closed
16	Exterior steps not maintained in good repair.	East Side of Property	Closed
17	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	East Side of Property	Closed
18	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.	East Side of Property	Closed
19	The exterior walls and their components are not being maintained in good repair.	North Side of Building	Closed
20	Walk/entrance landing not maintained in good repair.	North Side of Building	Closed
21	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.	North Side of Building	Closed
22	The exterior walls and their components are not being maintained in good repair.	North Side of Property	Closed
23	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: guards and walls.	North Side of Property	Closed
24	The exterior walls and their components are not being maintained in good repair.	South Side of Building	Closed
25	Openings in exterior wall not protected with suitable materials. Namely: window openings with air-conditioner not finished/protected properly.	South Side of Building	Closed
26	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.	South Side of Building	Closed
27	The storm drain is not being maintained free from defect. Namely: drain cover missing.	South Side of Property	Closed

28	Exterior steps not maintained in good repair.	South Side of Property	Closed
29	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: ceiling and door.	South Side of Property	Closed
30	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.	South Side of Property	Closed
31	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.	West Side of Building	Closed
32	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cable/wiring not secured.	West Side of Building	Closed
33	Openings in exterior wall not protected with suitable materials. Namely: window openings with air-conditioner not finished/protected properly.	West Side of Building	Closed
34	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: walls.	West Side of Property	Closed
35	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.	West Side of Property	Closed
36	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	West Side of Property	Closed
37	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating. Namely: grille cover on ground opening.	West Side of Property	Closed
38	The storm drain is not being maintained free from defect. Namely: drain cover missing.	West Side of Property	Closed
39	Equipment/attachment appurtenant to the building is not properly anchored. Namely: grille cover on ground opening..	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	11 116752 PRS 00 IV	INTERIOR COMMON ELEMENTS - HALLWAY and STAIRWELL DEFECTS	Closed	9-Feb-11	07-AUG-15	24-Jul-15

No. of defects contained within the Order : **76**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
4	Exterior window glass pane is missing.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Missing and damaged tiles.	1st Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
8	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Ventilation fins are damaged.	1st Floor	Closed
9	The plumbing system is not kept free from leaks or defects. Namely: Water taps are leaking.	1st Floor	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Missing and damaged tiles.	1st Floor	Closed
11	The floor, baseboard and every appurtenance, surface cover and finish is not maintained.	1st Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall tiles damaged in sections,	3rd Floor	Closed
15	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: VENTILATION grill is damaged.	3rd Floor	Closed
16	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	4th Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall tiles missing in section.	4th Floor	Closed
18	The electrical fixtures are not maintained in a safe and complete condition. Namely: Fire EXIT sign is damaged.	5th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall tiles are damaged.	7th Floor	Closed
20	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely: Garbage chute trap door is not operational.	7th Floor	Closed
21	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: FIRE Cabinet glass is cracked.	7th Floor	Closed
22	Door hardware/devices are not maintained in good repair.	8th Floor	Closed
23	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Pencil marks.	8th Floor	Closed
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Not latching.	10th Floor	Closed
25	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: No latch on door	11th Floor	Closed

26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Damaged wall tiles.	12th Floor	Closed
28	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	12th Floor	Closed
29	The risers and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	14th Floor	Closed
30	The electrical fixtures are not maintained in good working order. Namely: EXIT sign no cover.	15th Floor	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall tiles are damaged.	15th Floor	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster damaged around door frame.	15th Floor	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Damaged and missing ceiling tiles.	16th Floor	Closed
36	Interior door(s), and/or hardware not maintained in good repair. Namely: Damaged lock on storage room door.	16th Floor	Closed
37	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Basebord missing in section.	Basement	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely Wall tiles are damaged.	Basement	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Bathroom	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Bathroom	Closed
41	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Paint on elevator doors and frames is scratched, graffiti covered.	Elevator	Closed
42	Garbage chute is not maintained in a clean and odour free condition.	Garbage Room	Closed
43	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely: FIRE Damper missing in chute system.	Garbage Room	Closed
44	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Paint peeling.	Garbage Room	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
46	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Ground Floor	Closed
47	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint and plaster damaged.	Hall	Closed
48	The property is not maintained and/or kept clean in accordance with the standards. Namely: litter, waste, rubble in electrical closet.	Hall	Closed
49	Floor and/or floor covering not kept free from rubbish and debris. Namely: Floor Mats.	Hall	Closed
50	Floor and/or floor covering not kept free from stains, rubbish and debris. Namely: Stains on carpet.	Hall	Closed
51	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Torn Carpet.	Hall	Closed
52	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard and 1/4 round trim missing in sections.	Hall	Closed
53	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
54	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
55	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
56	Exterior door has defective hardware.	Lobby	Closed
57	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
58	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely Hole in wall near pump room.	Locker Room	Closed

59	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
60	Shared locker/storage room doors are not locked in a closed position.	Locker Room	Closed
61	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Locker Room	Closed
62	The plumbing system is not kept free from leaks or defects.	Locker Room	Closed
63	The floor drain is not maintained in good repair. Namely: Floor drain cover is missing.	Locker Room	Closed
64	The electrical connections are not maintained in a safe and complete condition. Namely: No cover on junction box.	Locker Room	Closed
65	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.	Stairway	Closed
66	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
67	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Paint is chipped and worn.	Stairway	Closed
68	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
69	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
70	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
71	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Tiles missing in sections.	Storage Room	Closed
72	The property is not maintained and/or kept clean in accordance with the standards.	Throughout Building	Closed
73	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: holes on floor in electrical rooms.	Throughout Building	Closed
74	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Paint on apartment unit doors is scratched.	Throughout Building	Closed
75	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: holes in ceiling.	Throughout Building	Closed
76	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Holes on garbage room doors .	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :2999 JANE ST

Active apartment unit related investigation matters (Property Standards only) :	2
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**