

MLS Building Audit Program - Details

Property Address : 275 BLEECKER ST

Legal Description: PLAN D172 LOTS 30 32 52 & 67 RP 66R3450 PT LOT 31

Roll No. : 1904074430010000000

Building : **325 BLEECKER ST**

Report Date : January 18, 2019

Building Audit Date : November 17, 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 253767 PRS 00 IV		Order Issued	7-Jan-16	19-NOV-16	75.00%
2	Property Standards	15 254294 PRS 00 IV		Closed	7-Jan-16	01-JUL-16	100.00%
3	Property Standards	15 259730 PRS 00 IV		Order Issued	7-Jan-16	17-NOV-17	0.00%
4	Property Standards	15 261556 PRS 00 IV		Order Issued	7-Jan-16	17-NOV-17	0.00%

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 253767 PRS 00 IV		Order Issued	7-Jan-16	19-NOV-16	5-Dec-18

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

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Namely but not limited to: Leaning/Broken light post at rear of building (east side) adjacent to garbage enclosure.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to; refinishing of peeling/deteriorated balcony pannels	Exterior Of Building	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely but not limited to: Deteriorated colum/base of basketball net located on North side of building	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: refinishing of boiler room ventilation shaft due to seperating stucco and finishes on exterior shaft.	Exterior 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/defacement on railings around the property to include the tube type railings located near the benches on the south-west corner of the property.	Exterior Of Building	Closed
6	Exterior walkway not maintained. Namely but not limited to: damaged patio stones located at the front of the building(West side).	Exterior Of Building	Closed
7	The exterior surface of the building shall be maintained free of stains. Namely but not limited to: 2nd floor balcony slab ledge around building which has excessive stains from dirt/debris on both east and west sides of building.	Exterior Of Building	Open
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 but not limited to: Card access reader to staff parking lot is rotten/decayed at it's base and has exposed wiring.	Exterior Of Building	Closed
9	The grass is not being maintained in a living condition. Namely but not limited to: missing portions of grass throughout the property as a result of pedestrian traffic.	Exterior Of Building	Closed
10	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Namely but not limited to: parking lot/roadway behind building to include staff/contractors parking lot	Exterior Of Building	Closed
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. Namely but not limited to: the lines in the contractors parking area as well as wording in spaces.	Exterior Of Building	Closed
12	The exterior surface has not been restored and/or resurfacedn where necessary.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	15 261556 PRS 00 IV		Order Issued	7-Jan-16	17-NOV-17	5-Dec-18

No. of defects contained within the Order : **13**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to: damaged/deteriorated toilets, stall doors.	Change Room - Pool	Open
2	Lighting in a public water closet room is provided at less than 100 lux. Namely but not limited to: men's and womens change rooms	Pool	Open
3	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: burnt out exit light fixtures	Pool	Open
4	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely but not limited to: ceiling tiles	Pool	Open
5	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition.	Pool	Open
6	The plumbing system is not kept in good working order. Namely but not limited to: Leaking water fountain, shower heads, sink faucets.	Pool	Open
7	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: pool area, change rooms, pump room.	Pool	Open
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: peeling/delaminating paint	Pool	Open
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Fan Room for Pool.	Pool - Fan Room	Open
10	Lighting in a service room is provided at less than 200 lux.	Pool - Fan Room	Open
11	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely but not limited to: ventilation fans for pool room an associated equipment in fan room.	Pool - Fan Room	Open
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Fan Room for Pool.	Pool - Fan Room	Open
13	Lighting in a recreation room is provided at less than 100 lux. Namely but not limited to: Pool Room		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 259730 PRS 00 IV		Order Issued	7-Jan-16	17-NOV-17	5-Dec-18

No. of defects contained within the Order : **48**

No. of defects that remain outstanding : **48**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: large hole in ceiling near spot #117	1st Underground Parking Level	Open
2	The electrical receptacle are not maintained in good working order. Namely but not limited to: missing junction box cover near spot # 298	1st Underground Parking Level	Open
3	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 but not limited to: refinishing of deteriorated vehicle barriers located at the bottom of the garage entrance/exit ramp.	1st Underground Parking Level	Open
4	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.	1st Underground Parking Level	Open
5	The sign(s) is not being maintained in a good state of repair. Namely but not limited to: Damaged safe exit arrows and Alert signs.	1st Underground Parking Level	Open
6	The floor drain is not maintained in good repair. Namely but not limited to: missing floor drains at parking spot # 113 and 111	1st Underground Parking Level	Open
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	1st Underground Parking Level	Open
8	The plumbing system is not kept in good working order. Namely but not limited to: Peeling/deteriorated paint on water pipes in underground garage.	1st Underground Parking Level	Open
9	Immediate action has not been taken to eliminate an unsafe condition. Namely: peeling/uneven flooring due to water membrane decay which is causing a trip/fall hazard.	1st Underground Parking Level	Open
10	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	1st Underground Parking Level	Open
11	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely but not limited to: Peeling/delaminating paint, and water stain marks.	1st Underground Parking Level	Open
12	Parking space(s) and/or similar areas not maintained. Namely but not limited to: deteriorated line paint.	1st Underground Parking Level	Open
13	The ceilings in the parking or storage garage are not impervious to water. Namely but not limited to: excessive water penetration in ceiling near spot #195	1st Underground Parking Level	Open
14	Floor and/or floor covering not kept in a clean and sanitary condition	1st Underground Parking Level	Open
15	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely but not limited to: Peeling/Delamination of paint on ceilings as a result of water penetration and decay.	1st Underground Parking Level	Open
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: missing vent cover	1st Underground Parking Level	Open
17	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: burnt out light fixture in tractor room.	1st Underground Parking Level	Open
18	The lighting fixture is not maintained in a clean condition. Throughout underground garage level 1 to include ramps, storage, and boiler room.	1st Underground Parking Level	Open
19	The parking or storage garage walls painted surface is not maintained reasonably clean.	1st Underground Parking Level	Open
20	The parking or storage garage is used to keep junk or rubbish. To Include cleaning of the Storage room near spot # 113	1st Underground Parking Level	Open
21	Lighting in a garage is provided at less than 50 lux. Namely: lighting in the garage to include driveways, corridors, and parking spaces.	1st Underground Parking Level	Open
22	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely but not limited to: Peeling/Delaminating black and white paint on walls in 1st level of underground garage at ramp.	1st Underground Parking Level	Open

23	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely but not limited to: Overhead garage door.	1st Underground Parking Level	Open
24	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: separation, vertical and horizontal cracks in walls, and missing portions of concrete with exposed rebar.	2nd Parking Level	Open
25	The plumbing system is not kept free from leaks or defects. Namely but not limited to: broken/deteriorated/disconnected water pipe near south east man exit.	2nd Parking Level	Open
26	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to: storage of old pipes, shopping carts, construction material.	2nd Parking Level	Open
27	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	2nd Parking Level	Open
28	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely but not limited to: peeling paint/delamination of paint on columns	2nd Parking Level	Open
29	The columns in the parking or storage garage are not impervious to water. Namely but not limited to: cracks and/or deterioration of support columns to include missing sections of concrete in columns.	2nd Parking Level	Open
30	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely but not limited to: peeling/delaminating paint and concrete.	2nd Parking Level	Open
31	The ceilings in the parking or storage garage are not impervious to water. Namely but not limited to: expansion joints, ledge beams, support columns, and underslab(s).	2nd Parking Level	Open
32	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: exposed rebar, large cracks, breaks, to include ledge beams	2nd Parking Level	Open
33	Lighting in a garage is provided at less than 50 lux.	2nd Parking Level	Open
34	The surface has not been restored and/or resurfaced where necessary.: namely but not limited to re-finishing of steel barriers located at the bottom of ramp(s)	2nd Parking Level	Open
35	The electrical connections are not maintained in good working order. Namely but not limited to: loose and/or hanging wires.	2nd Parking Level	Open
36	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	2nd Parking Level	Open
37	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely but not limited to: peeling/delaminated paint	2nd Parking Level	Open
38	The walls in the parking or storage garage are not impervious to water. Namely but not limited to: separation, vertical and horizontal cracks in walls, and missing portions of concrete with exposed rebar causing extensive water penetration.	2nd Parking Level	Open
39	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: refinishing of concrete on exterior/roof of ramp to include ventilation shafts.	Ramp	Open
40	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely but not limited to: Underground Garage Exit Stairwells	Underground Parking Area	Open
41	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely but not limited to: Exit Stairwells	Underground Parking Area	Open
42	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
43	Previously finished surface in the public area of the property is not maintained in good repair. Namely but not limited to: peeling paint on ceiling in boiler room.	Underground Parking Area	Open
44	The plumbing system is not kept free from leaks or defects. Namely but not limited to: peeling/damaged insulation on pipes in Boiler Room.	Underground Parking Area	Open
45	The walls in the parking or storage garage are not impervious to water. Namely but not limited to: Exit Stairwells	Underground Parking Area	Open
46	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely but not limited to: Underground Garage Exit Stairwells	Underground Parking Area	Open
47	The electrical connections are not maintained in a safe and complete condition. Namely but not limited to: Loose/Hanging wires.	Underground Parking Area	Open
48	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely but not limited to: Underground Garage Exit Stairwells	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	15 254294 PRS 00 IV		Closed	7-Jan-16	01-JUL-16	15-Jun-18

No. of defects contained within the Order : **112**

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

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. Namely but not limited to: hole in wall in electrical closet.	1st Floor	Closed
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: peeling wall paint in Moving Room.	1st Floor	Closed
3		1st Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Peeling paint on doors to exterior in moving room.	1st Floor	Closed
5	The electrical receptacle are not maintained in good working order. Namely but not limited to: missing cover plates in electrical room	1st Floor	Closed
6	Door hardware/devices are not maintained in good repair. Namely but not limited to: South East exit door not self latching/self closing.	1st Floor	Closed
7	The heating system or unit is not in good repair and maintained in good working condition. Namely but not limited to: broken/deteriorated wall heater at door on North East Exit door corridor.	2nd Floor	Closed
8	The electrical receptacle are not maintained in good working order. Namely in workshop located on second floor to include missing/broken cover plates on switches and outlets.	2nd Floor	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: peeling/delaminating paint on door and door frame.	2nd Floor	Closed
10	Exterior door has deteriorated/ineffective weather-proofing. Namely but not limited to: North East exist door.	2nd Floor	Closed
11	The electrical receptacle are not maintained in good working order. Namely but not limited to: missing junction box cover on electrical fixture in electrical room.	11th Floor	Closed
12	The ventilation system or unit is not regularly cleaned. Namely but not limited to: cleaning of vents in garbage chute rooms.	12th Floor	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: loose wires in Bell Room closet on floor.	12th Floor	Closed
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: cracked wall tile in chute room.	15th Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: cracked tile in lobby	16th Floor	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely but not limited to: damaged/cracked/deteriorated wall tiles in chute room.	18th Floor	Closed
17	The ventilation system or unit is not regularly cleaned. Namely but not limited to: cleaning of ventilation system located in hallways/corridor	19th Floor	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. namely but not limited to: damaged floor near unit #1914	19th Floor	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: broken ceiling tiles near unit #1909 and damaged/missing tiles and stained tiles	19th Floor	Closed
20	The electrical receptacle are not maintained in good working order. Namely but not limited to: cracked/damaged outlet covers.	19th Floor	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: light fixture in Lunch room and janitors closet	1st Floor	Closed
22	Door hardware/devices are not maintained in good repair. Namely but not limited to: missing door hardware on janitors closet.	1st Floor	Closed
23	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to, refinishing of walls in janitors room adjacent to staff lunch room.	1st Floor	Closed

24	Ventilation system or unit not kept in good repair and maintained in good working condition. Namely but not limited to: missing vent cover in janitor closet.	1st Floor	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: cleaning of floor in bell room.	1st Floor	Closed
26	Interior door is not a good fit in its frame. Namely: staff washroom door.	1st Floor	Closed
27	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Deteriorated risers and treads between floors 19 & 20	20th Floor	Closed
28	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: uneven stairs between floors 19 & 20	20th Floor	Closed
29	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: damaged floor near unit #2011.	20th Floor	Closed
30	The ventilation system or unit is not regularly cleaned. Namely but not limited to: cleaning of vents in garbage chute rooms.	21st Floor	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to broken/deteriorated "electrical room" sign.	22nd Floor	Closed
32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: missing vent cover in chute room.	22nd Floor	Closed
33	The ventilation system or unit is not regularly cleaned. Namely but not limited to: cleaning of vents in garbage chute rooms.	23rd Floor	Closed
34	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: cracked/damaged floor/wall tiles in garbage chute room.	24th Floor	Closed
35	The ventilation system or unit is not regularly cleaned. Namely but not limited to: cleaning of vents in garbage chute rooms.	24th Floor	Closed
36	The electrical receptacle are not maintained in good working order. Namely but not limited to: missing baseboard heater cover near Unit #2506.	25th Floor	Closed
37	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: cracked/deteriorated floor tiles at elevator.	25th Floor	Closed
38	The electrical fixtures are not maintained in good working order. Namely but not limited to: hanging/loose heat/smoke detector in electrical closet.	25th Floor	Closed
39	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: light fixtures with missing protective covers.	25th Floor	Closed
40	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: missing unit number plate at unit #2503	25th Floor	Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely in workshop located on second floor.	2nd Floor	Closed
42	Door does not prevent entry of draughts. Namely but not limited to: Door located at North East side of building leading to exterior.	2nd Floor	Closed
43	Door hardware/devices are not maintained in good repair. Namely but not limited to: door not fully latching/fit in frame.	2nd Floor	Closed
44	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely in workshop located on second floor.	2nd Floor	Closed
45	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: refinishing of walls on 4th floor due to water damage near unit #405	4th Floor	Closed
46	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: near Unit #505	5th Floor	Closed
47	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: near Unit #505	5th Floor	Closed
48	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Peeling/Delaminating Paint on walls	6th Floor	Closed
49	The electrical receptacle are not maintained in good working order. Namely but not limited to: missing switch covers	6th Floor	Closed
50	The plumbing system is not kept in good working order. Namely but not limited to: damaged/deteriorated pipe insulation.	6th Floor	Closed
51	The plumbing system is not kept in good working order. Namely but not limited to: deteriorated/damaged guages on pipes.	6th Floor	Closed
52	Floor and/or floor covering not kept in a clean and sanitary condition Namely but not limited to: floors in PRV Room	6th Floor	Closed

53	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: missing/loose baseboard near unit #612	6th Floor	Closed
54	The plumbing system is not kept in good working order. namely but not limited to: deterioration of pipes	6th Floor	Closed
55	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: missing and stained ceiling tiles throughout floor.	6th Floor	Closed
56	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: Missing cover on fixture near unit #710	7th Floor	Closed
57	Door hardware/devices are not maintained in good repair. Namely but not limited to: 8th floor chute room door doesnt latch.	8th Floor	Closed
58	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Missing vent cover in chute room.	8th Floor	Closed
59	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: missing eye hole in unit #811	8th Floor	Closed
60	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. Namely but not limited to basement level corridors	Basement	Closed
61	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Basement level storage room adjacent to pool change rooms and board room.	Basement - Storage Room	Closed
62	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Basement level storage room adjacent to pool change rooms and board room.	Basement - Storage Room	Closed
63	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Basement level storage room adjacent to pool change rooms and board room.	Basement - Storage Room	Closed
64	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Basement level storage room adjacent to pool change rooms and board room.	Basement - Storage Room	Closed
65	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: damaged or missing ceiling tiles in board room.	Board Room	Closed
66	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Lighting in main feed electrical room	Electrical Room - Basement	Closed
67	Elevator part(s) and appendages are not maintained in good repair and operational. Namely but not limited to: Broken/Cracked floor tiles in elevators.	Elevator(s)	Closed
68	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: burnt out lighting in Furniture Room	Furniture Room	Closed
69	The electrical receptacle are not maintained in good working order. Namely missing junction box covers.	Furniture Room	Closed
70	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: old furniture and debris in Furniture Room.	Furniture Room	Closed
71	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: heavy stains on walls as a result of water penetration in Furniture Room	Furniture Room	Closed
72	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: dirt, debris, sawdust	Gym Room	Closed
73	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: damaged/missing/deteriorated ceiling tiles.	Gym Room	Closed
74	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: drywall damage/paint damage	Gym Room	Closed
75	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely storage throughout floor in old Gym room	Gym Room	Closed
76	Wall(s) not maintained clean. Namely but not limited to: saw dust and stains/marks on walls.	Gym Room	Closed
77	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Interior of Building	Closed
78	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. Namely but not limited to: large gaps in lighting on each floor; to include stairwells which cause significant portions of dark area.	Interior of Building	Closed
79	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 but not limited to: lighting in dark spots on each floor between elevators and south stairwell.	Interior of Building	Closed
80	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Peeling/Deteriorated paint in stairwells, hallways/corridors to include door frames, stairwell doors, and elevator doors and trim.	Interior of Building	Closed

81	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.	Interior of Building	Closed
82	Garbage chute is not maintained in a clean and odour free condition.	Interior of Building	Closed
83	The property is not being kept free of rodents, vermin, insects or other pests. namely but not limited to: signs of infestation in common areas.	Interior of Building	Closed
84	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 but not limited to: missing/broken self closures and missing/broken fire dampers on garbage chutes.	Interior of Building	Closed
85	Floor and/or floor covering not kept free from stains, rubbish and debris. Namely but not limited to stairwells.	Interior of Building	Closed
86	Wall(s) not maintained clean. Namely but not limited to cleaning of walls in garbage chute rooms.	Interior of Building	Closed
87	Floor not kept in a clean and sanitary condition. Namely but not limited to: cleanliness of floors, treads, risers in stairwells to eliminate stains and odours.	Interior of Building	Closed
88	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: floor(s) in garbage chute rooms	Interior of Building	Closed
89	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: peeling/deteriorated paint on South Stairwell Roof Door.	Interior of Building	Closed
90	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: missing light covers in laundry room.	Laundry Room	Closed
91	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited peeling paint.	Laundry Room	Closed
92	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Deteriorated metal shield over electrical equipment in Main Bell room.	Main Bell Room	Closed
93	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Lighting in the Main Bell Room	Main Bell Room	Closed
94	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely but not limited to: excessive water penetration in Bell Room where the ceiling meets the wall.	Main Bell Room	Closed
95	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in wall in Main Bell Room.	Main Bell Room	Closed
96	The electrical receptacle are not maintained in good working order. Namely but not limited to: missing conduit covers in Main Bell Room	Main Bell Room	Closed
97	The electrical connections are not maintained in a safe and complete condition. Namely but not limited to: Rusted/Deteriorated wire conduit covers on floor adjacent to sump pump in the Pump Room.	Pump Room	Closed
98	The canopy/concrete slab on the elevator room roof. and/or the supporting structural member is not maintained in good repair. Namely but not limited to: exposed rebar	Roof Elevator Room	Closed
99	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: storage and debris on floor to include: rags, parts, etc.	Roof Of Building	Closed
100	The electrical connections are not maintained in good working order. Namely but not limited to: missing cover on electrical switches and junction boxes.	Roof Of Building	Closed
101	Door hardware/devices are not maintained in good repair. Namely but not limited to: missing door latches on both doors leading to roof from fan room.	Roof Of Building	Closed
102	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely but not limited to: a missing wooden toprail located on the catwalk on the roof of the building on the west side.	Roof Of Building	Closed
103	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely but not limited to: insecure chunks of concrete, wiring, piping, etc.	Roof Of Building	Closed
104	Ventilation system or unit not regularly cleaned. Namely but not limited to: Cleaning of vent in Elevator Room	Roof Of Building	Closed
105	The electrical fixtures are not maintained in good working order. Namely but not limited to: broken/hanging light fixture over door from fan room facing North.	Roof Of Building	Closed
106	The electrical connections are not maintained in good working order. Namely but not limited to: loose/hanging electrical/cable wires	Roof Of Building	Closed
107	A window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely but not limited to: a window located inside the elevator room is missing a screen.	Roof Of Building	Closed
108	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: resecuring of steel plates on stairwell between level 2 & 3 in south stairwell.	South Stairwell - Level 2/3	Closed

109	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: floors in storage room/locker room floor requires cleaning and refinishing where required.	Storage Locker(s) - Basement	Closed
110	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 but not limited to: broken/inoperable/missing storage locker doors and framing throughout storage locker rooms.	Storage Locker(s) - Basement	Closed
111	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: storage lockers throughout building on basement level.	Storage Lockers - Basement	Closed
112	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: deteriorated ventilation shafts to include peeling/damaged insulation.	Ventilation Equipment	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.**