

MLS Building Audit Program - Details

Property Address : 3400 EGLINTON AVE E

Legal Description: CON D PT LOT 17

Roll No. : 1901072390028000000

Building : **3400 EGLINTON AVE E**

Report Date : October 12, 2018

Building Audit Date : October 19, 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 October 12, 2018

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 240511 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-15	07-MAR-16	100.00%
2	Property Standards	15 240514 PRS 00 IV	EXTERIOR CAPITAL ELEMENTS - DEFECTS	Closed	6-Nov-15	06-OCT-16	100.00%
3	Property Standards	15 240997 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-15	07-MAR-16	100.00%
4	Property Standards	15 241006 PRS 00 IV	INTERIOR CAPITAL ELEMENTS - DEFECTS	Closed	6-Nov-15	03-JUN-16	100.00%
5	Property Standards	15 241013 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Nov-15	04-JUL-16	100.00%
7	Property Standards	15 243152 PRS 00 IV	EXTERIOR WINDOW SAFETY DEVICES - DEFECTS	Closed	6-Nov-15	07-DEC-15	100.00%
8	Waste	15 240262 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	6-Nov-15	16-NOV-15	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
7	Property Standards	15 243152 PRS 00 IV	EXTERIOR WINDOW SAFETY DEVICES - DEFECTS	Closed	6-Nov-15	07-DEC-15	29-Feb-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a owner /management confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. To Include but not limited to the following units; #303, #304, #306, #403, #406, #501, #506, #610, #703, #704, #705, #706, #801, #806, #810, #903, #910, #911, #913, #914, #1003, #1005, #1006, #1011, #1014, #1104, #1114, #1209, #1209, #1212, #1214, #1403, #1405, #1414, #1501 #1502, #1503, #1510, #1606, #1611, #1614, #1701, #1702, #1710, #1711	Throughout 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	15 241006 PRS 00 IV	INTERIOR CAPITAL ELEMENTS - DEFECTS	Closed	6-Nov-15	03-JUN-16	17-Aug-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely ; Replace Carpets	Throughout Building	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; Ripped Thread Damaged Carpets.	Throughout Building	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	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 240514 PRS 00 IV	EXTERIOR CAPITAL ELEMENTS - DEFECTS	Closed	6-Nov-15	06-OCT-16	29-Sep-17

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
4	1) Retain an engineer by no later than November 20th 2015 date; 2) Receive an engineer's report: (a) assessing the structural integrity of all balcony and balcony guards and panels, including the condition of slabs and walls to which the structures are affixed; and (b) outlining all necessary actions and repairs necessary to fix, repair or maintain all balconies and balcony guards; 3) Provide a copy of the engineer's report to ML&S as soon as it is prepared and no later than December 21st 2015 ; 4) Conduct any repairs, take any actions required to fix, repair or maintain all balconies and balcony guards as required by the engineer's report in the timeline outlined by the engineer but at any rate complete the repairs by September 30th 2016; and 5) Upon completion of all repairs provide to ML&S immediately a copy of an engineer's report confirming the adequacy of the work undertaken and certifying that all balconies and balcony guards are repaired and structurally safe and sound	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in a weather tight condition. Namely; damaged bricks near east exit.	Exterior Of Building	Closed
6	The balcony, or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not being maintained free from defects and/or hazards.	Exterior Of Building	Closed
7	The, balconies or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not maintained in a safe condition. Namely; concrete damaged exposed rebar	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely; cracking columns	Exterior Of Building	Closed
9	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely; Damaged rusting decaying panels and railings require replacement	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 240511 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-15	07-MAR-16	30-Nov-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical switches are not maintained in a safe and complete condition. Namely; loose wire	Exterior	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
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; Playground replace swings and re finish equipment.	Exterior	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. Namely; over hanging objects to include but not limited to bicycles	Exterior Of Building	Closed
5	Immediate action has not been taken to eliminate an unsafe condition.	Exterior Of Building	Closed
6	Window well(s) are not protected so as to afford safe passage.	Exterior Of Building	Closed
7	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	Exterior Of Building	Closed
8	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
11	The electrical switches are not maintained in a safe and complete condition. Namely; Loose Cable Wires	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	15 241013 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Nov-15	04-JUL-16	7-Oct-16

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
2	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
3	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
4	The electrical switches are not maintained in a safe and complete condition.	Underground Parking Area	Closed
5	The electrical receptacle are not maintained in a safe and complete condition. Namely; loose wires Heater	Underground Parking Area	Closed
6	The electrical receptacle are not maintained in a safe and complete condition. Namely; Loose wires.	Underground Parking Area	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
8	The plumbing system is not kept free from leaks or defects.	Underground Parking Area	Closed
9	The supplied facility in or on the property is not maintained so that it will function safely and effectively. Namely; damaged cage over garage door opener.	Underground Parking Area	Closed
10	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
12	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Underground Parking 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 240997 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-15	07-MAR-16	13-Jul-17

No. of defects contained within the Order : **51**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	1st Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; missing floor mat at exit	1st Floor	Closed
3	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; damaged nosing	1st Floor	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; Missing cover plate	6th Floor	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely; loose wire	11th Floor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Basement	Closed
7	The floor drain is not maintained in good repair. Namely; missing drain cover	Basement	Closed
8	The floor drain is not maintained in good repair. Namely; missing cover	Basement	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely; remove wiring from sprinkler	Basement	Closed
10	Exterior window(s) with broken/cracked glass.	Basement	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; damaged broken tiles.	Basement	Closed
13	The plumbing system is not kept free from leaks or defects.	Boiler Room	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
15	The electrical receptacle are not maintained in good working order.	Boiler Room	Closed
16	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely; missing hatch door	Boiler Room	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; Clean and clear	Boiler Room	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition	Compactor Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; remove debris (storage) from floors areas	Compactor Room	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Corridors Where required.	Closed
23	The electrical switches are not maintained in a safe and complete condition. Namely; missing cover	Electrical Room	Closed
24	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Namely; close holes.	Electrical Room	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely; loose wire	Electrical Room	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
27	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Elevator	Closed
28	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.	Entranceway	Closed

29	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Entranceway	Closed
30	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Entranceway	Closed
31	The electrical connections are not maintained in a safe and complete condition. Namely; loose wire	Exit	Closed
32	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Exit	Closed
33	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
35	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
36	The electrical receptacle are not maintained in good working order. Namely; missing cover plate	Laundry Room	Closed
37	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; missing damaged tiles	Lobby	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; holes and missing tiles.	Office	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials to include damaged missing baseboards.	Throughout Building	Closed
40	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
41	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; damaged closures and missing dampers on chute doors.	Throughout Building	Closed
42	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
43	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
44	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
45	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
46	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
47	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.	Throughout Building	Closed
48	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.	Throughout Building	Closed
49	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely; missing access door	Work Shop	Closed
50	Exterior window(s) with broken/cracked glass.	Work Shop	Closed
51	Garbage chute is not maintained in a clean and odour free condition.		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.**