

MLS Building Audit Program - Details

Property Address : 3827 LAWRENCE AVE E

Legal Description: PLAN 3356 PT LOT 10

Roll No. : 1901081185018000000

Building : **3827 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : May 19, 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
1	Property Standards	09 143047 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jun-09	30-APR-10	100.00%
2	Property Standards	09 144899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-09	30-APR-10	100.00%
3	Property Standards	09 145089 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-09	30-APR-10	100.00%
7	Waste	09 145321 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	16-Jun-09	26-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
2	Property Standards	09 144899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-09	30-APR-10	2-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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, namely missing or damaged screens.	Building	Closed
2	Exterior window(s) with broken/cracked glass.	Building	Closed
3	Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely stumps.	Exterior	Closed
4	The electrical connections are not maintained in good working order, namely loose wires.	Exterior	Closed
5	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Exterior	Closed
6	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.	Exterior	Closed
7	Exterior yard surface and/or similar areas not maintained, namely broken curbs	Exterior	Closed
8	The grass is not being maintained in a living condition.	Exterior	Closed
9	Exterior garbage containment area not screened.	Exterior	Closed
10	Dwelling unit window that is capable of being opened has no screen, namely remove air conditioning units.	Exterior Of Building	Closed
11	The electrical connections are not maintained in good working order, namely cable box.	Exterior Of Building	Closed
12	Exterior walkway not maintained.	Exterior Of Building	Closed
13	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair, namely brackets.	Exterior Of Building	Closed
14	Storm or screen door not maintained in good repair or missing.	Exterior Of Building	Closed
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely balcony panels, slabs and exterior parking area.	Exterior Of Building	Closed
16	Immediate action has not been taken to eliminate an unsafe condition, namely remove all materials from balconies to include pigeon screening.	Exterior Of Building	Closed
17	The exterior walls and their components are not being maintained in good repair, namely block, brick, concrete and metal repairs.	Exterior Of Building	Closed
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Closed
19	The electrical fixtures are not maintained in good working order, namely missing bulbs and lenses.	Parking Area	Closed
20	The electrical fixtures are not maintained in good working order, namely missing or broken fixtures.	Parking Area	Closed
21	The electrical connections are not maintained in good working order, namely missing cover plates.	Parking Area	Closed
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Parking Area	Closed
24	The ventilation system or unit is not regularly cleaned, namely dryer vents.	Parking Area	Closed
25	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 143047 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jun-09	30-APR-10	31-Jul-10

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code.	Garage	Closed
2	The ventilation system or unit is not regularly cleaned, namely clean out air shaft.	Garage	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
4	The parking or storage garage ceiling are not painted white.	Garage	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
6	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Garage	Closed
7	The electrical receptacle are not maintained in good working order, namely loose and missing cover plates.	Garage	Closed
8	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
12	Interior lighting fixtures or lamps have not been installed, namely bulbs an/or lens missing.	Garage	Closed
13	The floor drain is not maintained in good repair, namely clean out drain.	Garage	Closed
14	The floor drain is not maintained in good repair, namely missing cover plate.	Garage	Closed
15	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
16	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.	Garage	Closed
17	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.	Garage	Closed
18	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.	Garage	Closed
19	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition, namely remove the unused/damaged vehicle door .	Garage	Closed
20	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.	Garage	Closed
21	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
22	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
23	Door hardware not maintained in good repair.	Garage	Closed
24	The electrical fixtures are not maintained in good working order, namely electrical panel rusted out.	Garage	Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing and/or damaged grills	Garage	Closed

26	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Garage	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 145089 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-09	30-APR-10	30-Apr-10

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing ventilation grate.	2nd Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely broken/cracked glazing.	3rd Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	4th Floor	Closed
4	Door hardware/devices are not maintained in good repair, namely deficient self closer.	4th Floor	Closed
5	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged storage lockers.	5th Floor	Closed
6	Door hardware/devices are not maintained in good repair.	Boiler Room	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Boiler Room	Closed
8	The electrical fixtures are not maintained in a safe and complete condition, namely missing electrical box cover.	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Boiler Room	Closed
10	The electrical fixtures are not maintained in a safe and complete condition, namely damaged breaker box cover.	Electrical Room	Closed
11	Elevator(s) is not certified in good working order, to include elevators stopping uneven with floors.	Elevator	Closed
12	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
13	Previously finished surface in the public area of the property is not maintained in good repair.	Laundry Room	Closed
14	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing dryer vent cover.	Laundry Room	Closed
15	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at fire control panel.	Locker Room	Closed
16	Exterior door has defective hardware, to include self closing device, and locking mechanism.	Roof Of Building	Closed
17	Roof decks, catwalks and/or related guards are not maintained in good repair, namely missing rail at catwalk guard.	Roof Of Building	Closed
18	The roof or one of its component is not free from leaks, to include exposed and deteriorated roof membrane.	Roof Of Building	Closed
19	The roof or one of its components is not weather tight, to include exposed and deteriorated roof membrane.	Roof Of Building	Closed
20	The exterior surface has not been restored and/or resurfaced where necessary, namely roof mechanical units.	Roof Of Building	Closed
21	The required guard(s)/handrails(s) are not installed and maintained in accordance with the Toronto Municipal Code Chapter 629.	Throughout Building	Closed
22	The required handrails are not installed securely or maintained in good repair, namely damaged and bent handrails.	Throughout Building	Closed
23	Previously finished wall(s) in the public area of the property is not maintained in good repair, to include refinishing.	Throughout Building	Closed
24	Garbage disposal room is not maintained in a clean and odour free condition.	Throughout Building	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
26	The floor and every appurtenance, surface cover and finish is not maintained, namely missing and/or damaged base boards.	Throughout Building	Closed

27	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely damaged chute lid handles.	Throughout Building	Closed
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing devices at stairwell exit doors.	Throughout Building	Closed
29	Interior door is not a good fit in its frame, namely stairwell exit doors.	Throughout Building	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
31	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
32	The electrical fixtures are not maintained in a safe and complete condition, namely missing light fixture covers.	Throughout Building	Closed
33	The electrical receptacle are not maintained in a safe and complete condition, namely missing and/or damaged receptacle covers.	Throughout Building	Closed
34	The floor drain is not maintained in good repair, namely missing drain cover.	Throughout Building	Closed
35	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors and stairwells.	Throughout Building	Closed
36	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats and shopping carts.	Throughout Building	Closed
37	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include junk and appliances.	Throughout Building	Closed
38	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing or damaged fire dampers at disposal chutes.	Throughout Building	Closed
39	An exterior door has a defective locking mechanism, namely roof hatch.		Closed
40	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.		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.**