

MLS Building Audit Program - Details

Property Address : 3939 LAWRENCE AVE E

Legal Description: CON D PT LOT 14

Roll No. : 1901081240089000000

Building : **3947 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : May 24, 2017

**** 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	17 168363 PRS 00 IV		Order Issued	6-Jun-17	30-AUG-18	26.32%
2	Property Standards	17 170255 PRS 00 IV		Order Issued	6-Jun-17	31-JUL-18	6.25%
3	Property Standards	17 171353 PRS 00 IV		Closed	6-Jun-17	08-AUG-17	100.00%
4	Property Standards	17 171686 PRS 00 IV		Closed	6-Jun-17	08-AUG-17	100.00%
5	Property Standards	17 171708 PRS 00 IV		Order Issued	6-Jun-17	30-AUG-18	63.51%

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
4	Property Standards	17 171686 PRS 00 IV		Closed	6-Jun-17	08-AUG-17	9-Aug-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely: remove all over hanging objects where required.	Exterior	Closed
2	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 Owner/Property Manager, 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.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	17 168363 PRS 00 IV		Order Issued	6-Jun-17	30-AUG-18	26-Mar-19

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely: balcony concrete slabs and rails to be re-finished/painted.	Balconies	Open
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: damaged/rusting railing/guard pickets on top of Parking Garage entrance.	Exterior	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing cover plate on Southside of building.	Exterior	Open
4	The electrical connections are not maintained in good working order. Namely: missing flashing/conduit cover for cable wired missing on South/East side of building by Cable Box.	Exterior	Open
5	The exterior surface has not been restored and/or resurfacedn where necessary. Namely but not limited to: damaged benches to be repaired and benches to be re-finished/painted where required.	Exterior	Closed
6	Exterior steps, not maintained. Namely: damaged cement stairs on North/East corner of property by street.	Exterior	Closed
7	Exterior landing not maintained. Namely: cracked patio stones on Southside of building.	Exterior	Open
8	The exterior walls and their components are not being maintained in good repair. Namely: hole in wall (bricks) next to Compactor Room.	Exterior	Closed
9	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: damaged flashing on South/West corner of building.	Exterior	Open
10	Exterior window(s) with broken/cracked glass. Namely: broken window under Rogers Box on Westside of building.	Exterior	Open
11	The exterior garbage storage area is not maintained. Namely: broken wodden boards on exterior Garbage Enclosure.	Exterior	Open

12	Exterior yard surface and/or similar areas not maintained. Namely: the yard does not have suitable ground cover/grass to prevent unstable soil conditions or erosion.	Exterior	Open
13	Exterior yard surface and/or similar areas not maintained. Namely but not limited to: potholes/damaged asphalt/cracking concrete to be repaired where required.	Exterior	Open
14	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.	Exterior	Open
15	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior	Open
16	Exterior walkway not maintained. Namely but not limited to: damaged/cracked walkways and sidewalks to be repaired where required.	Exterior	Open
17	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: loose/rusting deteriorating guard/handrail at stairs on North/East corner at stairs by street.	Exterior	Closed
18	Exterior door is not maintained in good repair. Namely but not limited to: exterior doors to be repainted/re-finished where required.	Exterior	Open
19	Exterior door is not maintained in good repair. Namely: broken glass on South/East Exit Door.	Exterior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 171353 PRS 00 IV		Closed	6-Jun-17	08-AUG-17	25-Oct-18

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Namely: Exit sign on 7th floor by South Stairwell to be secured.	7th Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: remove garbage and debris from floor in Boiler Room.	Boiler Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean out unnecessary garbage and debris from Cleaning Room.	Cleaning Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely: extension cord(s) used as permanent wiring in Cleaning Room.	Cleaning Room	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: undue storage in Compactor Room to be cleared.	Compactor Room	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: loose wired in Compactor Room.	Compactor Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: debris from Electrical Closets to be removed.	Electrical Closets	Closed
8	The ventilation system or unit is not regularly cleaned. Namely: ventilation cover to be cleaned in Elevator Room.	Elevator Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: debris in Hatch under Elevator Room to be cleaned-up.	Elevator Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Rogers/Cable Box to be secured where required throughout exterior of building.	Exterior	Closed
11	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: ripped/damaged window screens.	Exterior	Closed
12	The ventilation system or unit is not regularly cleaned. Namely: clean exterior ventilation coming from Laundry Room.	Exterior	Closed
13	Garbage chute is not maintained in a clean and odour free condition. Namely: garbage chutes throughout to be cleaned and flushed, and deodorized.	Garbage Chutes	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Janitor Rooms to be cleaned as required.	Janitor Rooms	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Washrooms and Storage/Bench Room in Laundry Room to be cleaned.	Laundry Room	Closed
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. Namely: Relocate Emergency Contact Sign to front entrance doors.	Main Entrance	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: garbage/debris to be cleaned from Moving Room.	Moving Room	Closed
18	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to: telephone room and storage rooms throughout parking garage to be cleared out where required.	Parking Garage	Closed
19	The parking or storage garage is used to keep junk or rubbish. Namely: ballard & chain by parking spot 2 to be removed.	Parking Garage	Closed
20	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely but not limited to: derelict vehicle in parking garage spot 125.	Parking Garage	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Staff Lunch Room to be cleaned.	Staff Lunch Room	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely: Cable Box to be covered in Tank Room.	Tank Room	Closed
23	Storm or screen door not maintained in good repair. Namely: Tank Room door vent screen to be replaced.	Tank Room	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: garbage to be cleared from Tank Room.	Tank Room	Closed

25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Telephone Rooms to be cleaned where required.	Telephone Rooms	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
2	Property Standards	17 170255 PRS 00 IV		Order Issued	6-Jun-17	31-JUL-18	26-Mar-19

No. of defects contained within the Order : **32**

No. of defects that remain outstanding : **30**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Parking Garage	Open
2	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Parking Garage	Open
3	The parking or storage garage is used to keep junk or rubbish. Namely: floors to be cleaned, debris/undue storage by spot 82, telephone room, storage room and where required throughout parking garage to be cleared.	Parking Garage	Open
4	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing conduit cover across parking spots 101, 143 and where required throughout parking garage.	Parking Garage	Open
5	The sign(s) is not being maintained in a good state of repair. Namely: missing mirror above parking spot 4.	Parking Garage	Closed
6	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.	Parking Garage	Open
7	The parking or storage garage does not have a designated safe-exit route.	Parking Garage	Open
8	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.	Parking Garage	Open
9	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.	Parking Garage	Open
10	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.	Parking Garage	Open
11	The walls in the parking or storage garage are not impervious to water. Namely: water penetration on wall by spot 128.	Parking Garage	Open
12	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Parking Garage	Open
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Parking Garage	Open
14	Previously finished surface(s) of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: broken fire hose cabinet glass by parking spots 2, 44, 182 and where required throughout parking garage to be repaired.	Parking Garage	Open
15	The floor drain is not maintained in good repair. Namely but not limited to: missing drain covers by exit to building 3945, parking spots 103, 176, 178, 58, 74, 13 and where required throughout parking garage.	Parking Garage	Open
16	The column in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: broken/cracked cement block in parking spot 177.	Parking Garage	Open
17	The parking or storage garage ceiling are not painted white.	Parking Garage	Open
18	The parking or storage garage ceiling is not maintained in a state of good repair. Namely: exposed installation on ceiling throughout spots 138 - 154 and where required to be covered.	Parking Garage	Closed
19	The plumbing system is not kept in good working order. Namely: cement damage (concrete casing around pipe broken) by parking spots 190 & 186.	Parking Garage	Open
20	Lighting in a garage is provided at less than 50 lux.	Parking Garage	Open
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: damaged/missing light covers, burnt out bulbs.	Parking Garage	Open
22	Parking space(s) and/or similar areas not maintained. Namely: parking spots line painting.	Parking Garage	Open

23	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely: curbs to be re-arranged appropriately where required.	Parking Garage	Open
24	The parking or storage garage is used to keep junk or rubbish. Namely: old ventilation grill (louver) to be removed from Generator Room in Parking Garage.	Parking Garage - Generator Room	Open
25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: walls of parking garage ramp to be repainted.	Parking Garage - Ramp	Open
26	Ceiling not maintained clean. Namely: ceiling of parking garage ramp to be cleaned.	Parking Garage - Ramp	Open
27	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path. Namely: parking garage door not adequately operating at ramp.	Parking Garage - Ramp	Open
28	The electrical fixtures are not maintained in good working order. Namely: damaged wire/conduit on ceiling of parking garage ramp.	Parking Garage - Ramp	Open
29	Door has defective hardware. Namely: broken door closer.	Parking Garage - Sprinkler Shut-Off Valve Room	Open
30	Previously finished wall(s) of the property is not maintained in good repair. Namely: peeling paint in Sprinkler Shut-Off Valve Room.	Parking Garage - Sprinkler Shut-Off Valve Room	Open
31	Door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: rotten/broken door frame.	Parking Garage - Sprinkler Shut-Off Valve Room	Open
32	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: missing vent covers in parking garage storage rooms.	Parking Garage - Storage Rooms	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	17 171708 PRS 00 IV		Order Issued	6-Jun-17	30-AUG-18	19-Dec-18

No. of defects contained within the Order : **74**

No. of defects that remain outstanding : **27**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: damaged wall tile by 14th floor elevators.	14th Floor	Closed
2	Door hardware/devices are not maintained in good repair. Namely: door knob missing on unit 1408.	14th Floor	Open
3	The ventilation system or unit is not regularly cleaned. Namely: vent shaft to be cleaned in 5th floor Garbage Chute Room and where required.	5th Floor	Open
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: missing vent cover in 5th floor Garbage Chute Room.	5th Floor	Open
5	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: lighting levels in Basement.	Basement	Open
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: damaged stairwell walls.	Basement	Closed
7	The floor and every appurtenance, surface cover and finish is not maintained. Namely: stairwell floor chipping.	Basement	Open
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: missing vent cover in basement hallway.	Basement	Open
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in North Stairwell leading to Garage.	Basement	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: peeling paint on ceiling of Basement hallways.	Basement	Closed
11	The electrical fixtures are not maintained in good working order. Namely: missing conduit cover by Parking Garage Door in Basement.	Basement	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: peeling paint on walls of Basement hallways.	Basement	Closed
13	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Boiler Room doors to be painted.	Boiler Room	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely: damaged light fixture in 1st floor Cleaning Room.	Cleaning Room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling to be repaired in 1st floor Cleaning Room.	Cleaning Room	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: holes/damage to ceiling and missing ceiling installation in Compactor Room.	Compactor Room	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: damaged tiles on walls in Garbage Chutes to be repaired on 16th, 10th floors and where required.	Garbage Chute Rooms	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: damaged baseboards to be repaired throughout hallways where required.	Hallways	Closed
20	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.	Hallways	Open
21	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: chipping paint on walls, holes, unclean, to be painted/re-finished where required throughout.	Hallways	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: carpets and flooring throughout to be cleaned.	Hallways	Open
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: holes in ceiling to be repaired by unit 2008, 2013, 20th Floor Elevators and throughout hallways in building where required.	Hallways	Closed
24	Previously finished surface(s) of the property is not maintained in good repair. Namely: damaged baseboards in 16th floor Janitor Room and where required in all other Janitor Rooms.	Janitor Rooms	Open

25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: damaged ceiling in 15th floor Janitor Room and where required through all Janitor Rooms.	Janitor Rooms	Closed
26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: doors in Laundry Room to be re-finished.	Laundry Room	Closed
27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: broken door knob in Washroom and Storage/Bench Room of Laundry Room.	Laundry Room	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: holes in ceiling of Laundry Room to be repaired.	Laundry Room	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: deteriorating walls of Storage/Bench Room in Laundry Room.	Laundry Room	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: holes in ceiling of Storage/Bench Room in Laundry Room.	Laundry Room	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: benches in Laundry Room to be re-finished/panited.	Laundry Room	Closed
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling damaged throughout main Lobby on 1st floor.	Lobby	Closed
33	Ceiling constructed for the purpose of separation is not maintained in a good state of repair. Namely: access hatch/panel missing on ceiling by elevators in main Lobby.	Lobby	Closed
34	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: main entrance doors in Lobby to be painted/re-finished.	Lobby	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: damaged wall tile in main Lobby on 1st floor.	Lobby	Closed
36	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: damaged vent at entrance doors of Lobby.	Lobby	Open
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: wall paint peeling above 'cleaning supply closet' in Maintenance Room.	Maintenance Room	Closed
38	Previously finished surface of the property is not maintained in good repair. Namely: pot-light holes in Moving Room to be covered.	Moving Room	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling by exit door of Moving Room.	Moving Room	Closed
40	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: painting of walls in Moving Room.	Moving Room	Closed
41	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: rusted radiator cover in Moving Room.	Moving Room	Closed
42	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: exit doors to be painted at North Exit to Eastside of building.	North Exit to Eastside	Closed
43	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: damaged baseboard tiles at North Exit to Eastside.	North Exit to Eastside	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: paint on wall chipping in kitchenette and Managers Office in Office area.	Office	Closed
45	The supplied piece of equipment in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: missing smoke detector(s) on ceiling above kitchenette and between offices.	Office	Open
46	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: damaged ceiling in closet of Recreation Room.	Recreation Room	Closed
47	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: door to be painted in Recreation Room.	Recreation Room	Open
48	The electrical fixtures are not maintained in good working order. Namely: missing conduit in closet of Recreation Room.	Recreation Room	Open
49	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling in hallway between Laundry Room/Recreation Room.	Recreation Room/Laundry Room	Closed
50	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: delaminating installation wrap on vent pipes on Roof top.	Roof	Open
51	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: railings on Roof top to be painted and/or re-finished due to rust.	Roof	Closed
52	Ceiling constructed for the purpose of separation is not maintained in a good state of repair. Namely: access door hatch/panel on ceiling missing in Security Room.	Security Room	Open
53	The electrical fixtures are not maintained in good working order. Namely: conduit electrical on floor in Security Room and missing conduit cover.	Security Room	Open
54	The electrical switches are not maintained in good working order. Namely: deteriorated/stained electrical panels due to water penetration in Sprinkler Room.	Sprinkler Room	Open

55	The electrical fixtures are not maintained in good working order. Namely: missing cover plate on ceiling in Sprinkler Room in Basement.	Sprinkler Room	Open
56	The floor and every appurtenance, surface cover and finish is not maintained. Namely: delaminating paint on floor of Sprinkler Room in Basement.	Sprinkler Room	Open
57	The walls are not impervious to water. Namely: water penetration on walls/ceiling of the Sprinkler Room in Basement.	Sprinkler Room	Closed
58	The floor drain is not maintained in good repair. namely: missing drain cover in Sprinkler Room in Basement where required.	Sprinkler Room	Open
59	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: delaminating paint on walls of Sprinkler Room in Basement.	Sprinkler Room	Closed
60	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: ventilation shaft to be painted, pipe wrapping damaged.	Sprinkler Room	Open
61	The plumbing system is not kept free from leaks or defects. Namely: leak in plumbing fixture in Sprinkler Room in Basement.	Sprinkler Room	Open
62	The electrical fixtures are not maintained in good working order. Namely: missing conduit cover above washrooms in Staff Lunch Room.	Staff Lunch Room	Closed
63	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: peeling paint on walls in Staff Lunch Room.	Staff Lunch Room	Closed
64	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: cracked, rusting nosing of stairs throughout both South and North Stairwells.	Stairwells	Closed
65	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: damaged baseboards throughout both stairwells to be repaired where required.	Stairwells	Closed
66	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: floors chipping throughout both stairwells.	Stairwells	Closed
67	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: paint plaster pop throughout both stairwell walls.	Stairwells	Closed
68	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floors to be re-finished/painted in Tank Room on Roof.	Tank Room	Open
69	Interior lighting fixtures or lamps are not maintained. Namely: hanging dead lightbulb above green tank.	Tank Room	Closed
70	The plumbing system is not kept free from leaks or defects. Namely: heating system filter "filter pot" leaking in Tank Room on Roof.	Tank Room	Closed
71	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: unit doors/frames, elevator doors, storage/service room doors to be re-finished and/or painted throughout building.	Throughout Building	Open
72	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers throughout building where required.	Throughout Building	Open
73	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: lense covers missing, damaged light fixtures in Lobby, Security Room, Moving Room, Voice Communication Room, Electrical Room, Lunch Room, Laundry Room and where required throughout building in all service/storage rooms.	Throughout Building - Service/Storage Rooms	Open
74	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: peeling paint on walls in Voice Communication Room.	Voice Communication Room	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.**