

MLS Building Audit Program - Details

Property Address : 3967 LAWRENCE AVE E

Legal Description: PLAN M746 PT BLK D PT LAWRENCE AVE E RP 66R8591 PAF

Roll No. : 1901081240089500000

Building : **3967 LAWRENCE AVE E**

Report Date : **January 17, 2020**

Building Audit Date : **March 01, 2011**

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to January 17, 2020

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	11 139006 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Mar-11	07-JUL-11	100.00%
2	Property Standards	11 145307 PRS 00 IV	REPORT ORDERS - boilers	Closed	15-Mar-11	16-MAY-11	100.00%
3	Property Standards	11 136281 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-11	12-SEP-11	100.00%
4	Property Standards	11 136282 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-11	12-SEP-11	100.00%

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
2	Property Standards	11 145307 PRS 00 IV	REPORT ORDERS - boilers	Closed	15-Mar-11	16-MAY-11	1-May-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the heating system. The report shall clearly indicate the condition of heating system throughout the building and the capacity to support the load(s) imposed on it.	Boiler Room	Closed
2	Submit to this Department a Professional Engineer's Report on the hot water system. The report shall clearly indicate the condition of the hot water system throughout the building and the capacity to support the load(s) imposed on it.	Boiler Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 139006 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Mar-11	07-JUL-11	20-Aug-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair.	Garage	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grate.	Garage	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Garage	Closed
4	Lighting in a storage room is provided at less than 50 lux.	Garage	Closed
5	Lighting in a service room is provided at less than 200 lux.	Garage	Substantially Co
6	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
8	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
9	The parking or storage garage ceiling are not painted white.	Garage	Closed
10	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: derelict vehicles.	Garage	Substantially Co
11	The parking or storage garage is used to keep junk or rubbish.	Garage	Substantially Co
12	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Garage	Closed
13	The electrical receptacles are not maintained in good working order, namely broken and/or missing covers.	Garage	Closed
14	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed

15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
16	Immediate action has not been taken to eliminate an unsafe condition, namely lock all rooms.	Garage	Closed
17	The plumbing system is not kept free from leaks or defects.	Garage	Closed
18	The floor drain is not maintained in good repair, namely clean.	Garage	Substantially Co
19	The floor drain is not maintained in good repair, namely damaged or missing.	Garage	Closed
20	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
21	The parking or storage garage does not have a designated safe-exit route.	Garage	Closed
22	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	Substantially Co
23	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
24	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
25	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely doors missing from lockers.	Garage	Substantially Co
26	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Co
27	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
28	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
29	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
30	Interior doors, frames, and/or hardware not maintained in good repair.	Garage	Closed
31	The electrical fixtures are not maintained in good working order, namely damaged, loose and/or missing.	Garage	Closed
32	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely paint grill.	Garage	Closed
33	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 136281 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-11	12-SEP-11	20-Aug-15

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris, to include wrecked and/or dilapidated vehicles.	Exterior	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
3	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or defective light bulb and/or fixture.	Garbage Room	Closed
4	Exterior door is not maintained in good repair, namely deteriorated and/or damaged door frame.	Garbage Room	Closed
5	Exterior door does not prevent the entry of vermin, rodents and/or insects, namely hole at over head garage door bottom.	Garbage Room	Substantially Co
6	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely broken handrail.	South West	Substantially Co
7	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, namely due to the installation of window air conditioning units. Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional or other certified person to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed
8	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person 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.	Throughout Building	Closed
9	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Closed
10	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(s) is not being maintained free from defects and/or hazards, namely deteriorated and/or damaged balcony panels.	Throughout Building	Closed
11	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Throughout Building	Substantially Co
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include deteriorated finish at balcony panels.	Throughout Building	Closed
13	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.	Throughout Building	Closed
14	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(s) is not being maintained free from defects and/or hazards, namely unacceptable installation of pigeon screens at balconies.	Throughout Building	Closed
15	Driveway(s) and/or similar areas not maintained, namely cracked and deteriorated asphalt at parking and driveway areas.	Throughout Lot	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate.	West Side of Building	Closed
17	The exterior walls and their components are not being maintained in good repair, namely deteriorated concrete, to include exposed reinforcing steel at canopy.		Closed

18	Exterior window(s) with broken/cracked glass.		Closed
19	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely deteriorated and broken fence.		Substantially Co
20	The exterior walls and their components are not being maintained in good repair, namely deteriorated and/or spalling brick.		Closed
21	Driveway(s) and/or similar areas not maintained, namely deteriorated and damaged curbing.		Substantially Co
22	Exterior steps not maintained, namely deteriorated and/or damaged concrete steps.		Substantially Co
23	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(s) is not maintained in good repair, namely deteriorated and damaged concrete at balconies, to include at underside.		Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Substantially Co
25	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely deteriorated concrete finish.		Closed
26	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		Closed
27	The electrical receptacles and switches are not maintained in a safe and complete condition, namely missing covers.		Closed
28	The light standard(s) supporting artificial light is not kept in good repair and in good working order, namely missing and/or damaged light standards.		Substantially Co
29	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and is not impervious to water.		Closed
30	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.		Substantially Co
31	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Substantially Co
32	The parking or storage garage walls painted surface is not maintained in a state of good repair.		Closed
33	Exterior screen door missing.		Closed
34	The electrical fixtures are not maintained in good working order, to include missing and/or defective light bulbs.		Closed
35	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely broken and/or damaged vent grate.		Closed
36	The exterior walls and their components are not being maintained in good repair, namely deteriorated shear walls, to include exposed reinforcing steel.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 136282 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-11	12-SEP-11	13-Jul-15

No. of defects contained within the Order : **78**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept free from leaks or defects.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged ceiling, due to leak above.	1st Floor	Closed
3	The plumbing system is not kept free from leaks or defects.	1st Floor	Closed
4	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	1st Floor	Closed
5	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely bent handrail.	3rd Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	3rd Floor	Closed
7	Door hardware/devices are not maintained in good repair, namely loose door hardware.	3rd Floor	Closed
8	Door hardware/devices are not installed, namely missing door knob.	4th Floor	Closed
9	Door hardware/devices are not maintained in good repair, namely broken /cracked glass at fire hose cabinet door.	4th Floor	Closed
10	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective latch and missing handle at chute lid.	5th Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged and/or missing wainscotting.	5th Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Closed
14	The electrical receptacle are not maintained in a safe and complete condition, namely damaged duplex cover.	6th Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged base board.	9th Floor	Closed
16	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	10th Floor	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	10th Floor	Closed
18	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 damaged and/or deteriorated stair tread nosings.	10th Floor	Closed
19	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Substantially Co
20	Wall(s) and ceiling(s) are not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
21	The heating system or unit is not in good repair and maintained in good working condition, namely deteriorated and potentially defective heating and boiler units.	Boiler Room	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include undue storage.	Boiler Room	Closed
23	The floor and every appurtenance, surface cover and finish is not maintained, namely deteriorated and/or damaged concrete.	Boiler Room	Closed
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing cover.	Compactor Room	Substantially Co
25	The electrical connections are not maintained in a safe and complete condition, namely loose, unsecured wires.	Compactor Room	Closed
26	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at box.	Compactor Room	Closed

27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
29	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Substantially Co
30	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured elevator control panel doors.	Elevator	Closed
31	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Laundry Room	Substantially Co
32	The electrical fixtures are not maintained in a safe and complete condition, namely missing fixture covers.	Laundry Room	Closed
33	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	Lobby	Closed
34	Interior lighting fixtures or lamps are not maintained, namely missing and/or defective light bulbs.	Lobby	Closed
35	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Lobby	Closed
36		Roof Of Building	Closed
37	Exterior door has defective hardware, namely missing door knob.	Roof Of Building	Closed
38	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
39	The roof or one of its component is not free from leaks, to include undue ponding.	Roof Of Building	Closed
40	The plumbing system is not kept in good working order, namely missing roof drain cover.	Roof Of Building	Closed
41	Entrance/exit door is not kept closed and locked.	Throughout Building	Closed
42	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Substantially Co
43	Floor and/or floor covering not kept in a clean and sanitary condition.	Throughout Building	Closed
44	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	Throughout Building	Closed
45	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.	Throughout Building	Closed
46	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged protective cages for emergency lighting.	Throughout Building	Substantially Co
47	Interior lighting fixtures or lamps have not been installed, namely missing and/or inoperative light bulbs.	Throughout Building	Substantially Co
48	The electrical receptacles and switches are not maintained in a safe and complete condition, namely missing covers.	Throughout Building	Substantially Co
49	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	Substantially Co
50	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Substantially Co
51	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely deteriorated and/or damaged stair tread nosings.	Throughout Building	Closed
52	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged, unsecured and/or missing ceiling tiles.	Throughout Building	Closed
53	The electrical fixtures are not maintained in a safe and complete condition, namely missing light bulbs.	Throughout Building	Substantially Co
54	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely storage lockers.	Throughout Building	Substantially Co
55	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely at floors and stairs, to include at underside.	Throughout Building	Substantially Co
56	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
57	Floor and/or floor covering not kept in a clean and sanitary condition, namely soiled and/or stained carpets.	Throughout Building	Closed
58	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely garbage and debris.	Throughout Building	Substantially Co
59	Wall(s) and ceiling(s) are not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Substantially Co
60	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices at chute lids, and/or missing fire dampers.	Throughout Building	Substantially Co

61	Garbage chutes and disposal rooms are not maintained in a clean and odour free condition.	Throughout Building	Closed
62	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers.	Throughout Building	Closed
63	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely deteriorated and/or damaged ventilation grates.	Throughout Building	Substantially Co
64	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilation system not operating 24/7.	Throughout Building	Closed
65	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
66	Wall(s) and ceiling(s) not maintained clean.	Throughout Building	Closed
67	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	Throughout Building	Substantially Co
68	The electrical connections are not maintained in a safe and complete condition, namely loose unsecured wires.	Work Shop	Closed
69	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely excessive storage.	Work Shop	Closed
70	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely damaged stair nosings.		Closed
71	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Substantially Co
72	Interior lighting fixtures or lamps are not maintained, namely defective lighting.		Closed
73	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Substantially Co
74	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.		Substantially Co
75	The roof or one of its component is not free from leaks.		Closed
76	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		Closed
77	The electrical fixtures are not maintained in a safe and complete condition, namely missing light fixture.		Closed
78	The floor and every appurtenance, surface cover and finish is not maintained, namely damaged floor tiles.		Substantially Co

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.**