

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 : November 18, 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 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	15 253814 PRS 00 IV		Closed	27-Nov-15	25-JUL-16	100.00%
2	Property Standards	15 253912 PRS 00 IV		Closed	27-Nov-15	21-NOV-16	100.00%
3	Property Standards	15 253920 PRS 00 IV		Closed	27-Nov-15	22-SEP-16	100.00%
4	Property Standards	15 255743 PRS 00 IV	INTERIOR HOUSKEEPING	Closed	27-Nov-15	30-MAR-16	100.00%
5	Property Standards	15 255745 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	27-Nov-15	30-DEC-15	100.00%
6	Waste	15 253789 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	27-Nov-15	14-DEC-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
5	Property Standards	15 255745 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	27-Nov-15	30-DEC-15	15-Feb-16

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 bicycles hanging over the balcony panels at units #307, and #810.	Exterior Of Building	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 a window safety device which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation to confirm 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 namely but not limited to, missing window safety devices at units #904, #805, #806, #309, #809, #310.	to include all windows 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 255743 PRS 00 IV	INTERIOR HOUSEKEEPING	Closed	27-Nov-15	30-MAR-16	10-Aug-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained, namely deteriorated floor tiles in front of elevators. The re-finishing or re-placing of tiles are required.	7th , 6th, 5th, 4th, 3rd, and 2nd floors.	Closed
2	Garbage chute is not maintained in a clean and odour free condition.	Chute Room	Closed
3	The property is not maintained and/or kept clean in accordance with the standards.	Compactor Room	Closed
4	The surface of a window is not kept reasonably clean namely, but not limited to dirt and dust located at front entrance windows.	Front Entrance	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition, namely dust and dirt in behind machines in laundry room.	Laundry Room	Closed
6	Wall(s) not maintained clean namely, but not limited to stains, smears, dust, dirt and other markings in garbage chute rooms.	Throughout Building	Closed
7	The ventilation system or unit is not regularly cleaned, namley dirty ventilation covers in hallways.	Throughout Building	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition, namely but not limited to dirty floor tiles in front of elevators.	Throughout Building (Hallways)	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition, namely but not limited to stains, dust, dirt, debris, smears, and urine located in the stairwells throughout building.	Throughout Building (Stairwells)	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition namely, but not limited to stains, dust, and dirt in garbage chute rooms.	Throughout Building Chute Rooms	Closed
11	Wall(s) not maintained clean namely, but not limited to stains, smears, dust, and dirt.	Throughout Hallways	Closed
12	Wall(s) not maintained clean namely, but not limited to stains, smears, dust, dirt and other markings.	Throughout Stairwell (Corridors)	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 253920 PRS 00 IV		Closed	27-Nov-15	22-SEP-16	25-Nov-16

No. of defects contained within the Order : **17**

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

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, but not limited to peeling paint at balcony slab.	Balconies #1003, #708, #508, #1009, #1007, #409.	Closed
2	Immediate action has not been taken to eliminate an unsafe condition, namely bolted wood from old playground at concrete walkway near the parking garage exit.	East / South Side.	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair namely, the re-finishing and repairing of curbs surrounding the property.	East and North sides	Closed
4	The electrical receptacle are not maintained in good working order namely, open cable box.	East side of building	Closed
5	Exterior window(s) with broken/cracked glass namely, but not limited to broken glass at unit windows. #404,#605.	East side of building	Closed
6	Exterior walkway not maintained namely, cracked concrete slab at walkway near old playground leading from parking garage.	East/South corner of property	Closed
7	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition namely, deteriorated playground equipment.	East/South corner of property.	Closed
8	Driveway(s) and/or similar areas not maintained namely, cracked concrete slabs near compactor room.	Exterior Of Building	Closed
9	Exterior door is not maintained in good repair namely, deteriorated door to garbage storage room.	Exterior Of Building	Closed
10	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion namely, damaged grass.	Front Entrance	Closed
11	The exterior walls and their components are not being maintained in good repair namely, but not limited to exposed rebar at shear wall.	Near the 5th floor	Closed
12	The exterior walls and their components are not being maintained in good repair namely, but not limited to cracked and deteriorated concrete at shear wall.	Near unit #1004 , east side.	Closed
13	Driveway(s) and/or similar areas not maintained namely, peeling paint at speed bumps.	Throughout	Closed
14	Driveway(s) and/or similar areas not maintained namely, but not limited to deteriorated concrete and paint on curbs around property.	Throughout	Closed
15	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, but not limited to cracks, breaks, and holes in window screens.	Throughout Property	Closed
16	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, but not limited to concrete delamination at balcony slab.	Units #705, and #704	Closed
17	Exterior door has defective hardware namely, broken door handle at entrance door to building.	West side entrance	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 253912 PRS 00 IV		Closed	27-Nov-15	21-NOV-16	22-May-17

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair namely, but not limited to the re-finishing of white paint at ledge beam.	Ledge Beam	Closed
2	The floor drain is not maintained in good repair namely, missing floor drain cover.	Near spot #107	Closed
3	The parking or storage garage ceiling are not painted white namely, where concrete work has been completed.	Near spots #72#73#83.	Closed
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair namely, but not limited to the repairing or fixing of the damaged fenced enclosure in the underground garage near spot #59.	Parking Garage	Closed
5	The parking or storage garage is used to keep junk or rubbish, namely undue storage located at parking spaces #109, #64, #59, #55, and #51.	Parking Garage	Closed
6	Exterior door has defective hardware namely, Broken ramp door at parking garage.	Parking Garage	Closed
7	The electrical fixtures are not maintained in good working order namely, Loose wires at light fixture near south side parking garage exit.	South Side parking garage exit	Closed
8	The electrical receptacle are not maintained in good working order namely, but not limited to missing electrical box cover.	Sprinkler Room	Closed
9	The plumbing system is not kept free from leaks or defects namely, but not limited to holes, breaks, cracks in pipes.	Sub Pump Room	Closed
10	The plumbing system is not kept in good working order namely, deteriorated pipes.	Sub Pump Room	Closed
11	The floor drain is not maintained in good repair namely, missing floor drains.	Sub Pump Room	Closed
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Sub Pump Room	Closed
13	The plumbing system is not kept in good working order namely, but not limited to deteriorated pipes at plumbing system.	Throughout	Closed
14	The parking or storage garage ceiling painted surface is not maintained in a state of good repair namely, but not limited to the re-finishing of the white painted ceiling.	Throughout	Closed
15	Interior lighting fixtures or lamps are not maintained namely, but not limited to burnt out light fixtures.	Throughout	Closed
16	The electrical receptacle are not maintained in good working order namely, but not limited to missing electrical box covers at ceiling.	Throughout	Closed
17	The plumbing system is not kept free from leaks or defects namely, damaged installation on piping.	Throughout	Closed
18	The plumbing system is not kept free from leaks or defects namely, but not limited to rusted, cracked, and broken pipes at ceiling.	Throughout Garage	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks namely, but not limited to peeling paint caused by concrete deterioration.	Throughout, where required	Closed
20	The plumbing system is not kept in good working order.		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 253814 PRS 00 IV		Closed	27-Nov-15	25-JUL-16	1-Nov-16

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door is not a good fit in its frame.	1st Floor, South exit door	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged chute door.	2nd Floor	Closed
3	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 tread nosing in stairwell.	2nd Floor	Closed
4	Interior lighting fixtures or lamps are not maintained, namely missing light bulb and loose wires.	2nd Floor (Hallways)	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely the re-finishing of door to chute room.	4th Floor	Closed
6	Interior door is not a good fit in its frame.	5th Floor, Unit #510	Closed
7	Interior lighting fixtures or lamps are not maintained, namely burnt out light fixture.	9th, and 7th floor	Closed
8	The floor and every appurtenance, surface cover and finish is not maintained, namely but not limited to the re-finishing and re-pairing of flooring at basement level.	Basement	Closed
9	The floor drain is not maintained in good repair, anmely missing drain cover.	Boiler Room - Roof	Closed
10	Interior lighting fixtures or lamps are not maintained, namely burnt out light fixture.	Boiler Room - Roof	Closed
11	Exterior door has defective hardware namely missing door handle to boiler room.	Bolier Room - Roof	Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing self-closer at chute door.	Chute Room	Closed
13	The electrical fixtures are not maintained in good working order,namely loose wires at junction box.	Compactor Room	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely re-finishing or re-pairing of walls.	Compactor Room	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Ventilation system was not operational during audit.	Elevator	Closed
16	The ventilation system or unit is not regularly cleaned, namely but not limited to dirt and dust at ventilation cover.	Elevator	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely but not limited to damaged and deteriorated mat at front entrance to lobby.	Front Entrance	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained, namely damaged and deteriorated baseboards at front entrance corridor.	Front Entrance	Closed
19	Previously finished surface in the public area of the property is not maintained in good repair, namely peeling paint at ceiling.	Laundry Room	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely peeling paint on walls in managements office.	Lobby	Closed
21	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.	Lobby	Closed
22	The floor drain is not maintained in good repair, namely missing drain cover.	Locker Room	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely frayed and deteriorated carpet.	Main Lobby	Closed
24	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials, namely unsecure roof flashing near elevator room.	Roof Of Building	Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely but not limited to broken and cracked ventilation cover.	Roof of Building	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely the re-finishing and re-pairing of ceiling.	Storage room near compactor room	Closed

27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely but not limited to peeling paint, holes, cracks, plaster pops.	Storage room near compactor room	Closed
28	Previously finished wall(s) have marks, stains, and/or other defacements, namely but not limited to the re-finishing or repairing of walls in hallways.	Throughout Building	Closed
29	Interior lighting fixtures or lamps are not maintained, namely burnt out light fixtures in chute rooms.	Throughout Building	Closed
30	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely but not limited to the re-finishing and re-pairing of unit doors and frames.	Throughout Building	Closed
31	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely but not limited to cracks, breaks, plaster pops, and peeling paint.	Throughout Building (Hallways)	Closed
32	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely but not limited to cracks, breaks, plaster pops, and peeling paint.	Throughout Building (Stairwells)	Closed
33	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building (Stairwells)	Closed
34	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing fire damper at chute.	Throughout Building - Chute 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.**