

MLS Building Audit Program - Details

Property Address : 3967 LAWRENCE AVE E

Legal Description: PLAN M746 PT BLK D

Roll No. : 1901081240089500000

Building : **3967 LAWRENCE AVE E**

Report Date : January 04, 2019

Building Audit Date : August 23, 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 04, 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 211624 PRS 00 IV		Closed	10-Aug-17	29-AUG-17	100.00%
2	Property Standards	17 222321 PRS 00 IV		Closed	24-Aug-17	25-AUG-17	0.00%
3	Property Standards	17 222329 PRS 00 IV		Closed	25-Aug-17	07-SEP-17	100.00%
4	Property Standards	17 211629 PRS 00 IV		Closed	30-Aug-17	18-SEP-17	100.00%
5	Property Standards	17 222729 PRS 00 IV		Order Issued	30-Aug-17	02-JAN-18	80.00%
6	Property Standards	17 222891 PRS 00 IV		Closed	30-Aug-17	31-OCT-17	100.00%
7	Property Standards	17 223746 PRS 00 IV		Order Issued	30-Aug-17	04-DEC-17	0.00%
8	Property Standards	17 223810 PRS 00 IV		Closed	30-Aug-17	18-SEP-17	100.00%
9	Property Standards	17 223818 PRS 00 IV		Order Issued	30-Aug-17	31-AUG-18	0.00%
10	Property Standards	17 224400 PRS 00 IV		Closed	30-Aug-17	18-SEP-17	100.00%
11	Property Standards	17 225456 PRS 00 IV		Closed	1-Sep-17	21-SEP-17	100.00%
12	Property Standards	17 243975 PRS 00 IV		Prosecution Initiated	12-Oct-17	31-OCT-17	0.00%
13	Property Standards	17 252345 PRS 00 IV		Order Issued	17-Nov-17	01-AUG-18	0.00%
14	Waste	17 225411 WST 00 IV		Closed	30-Aug-17	05-SEP-17	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
3	Property Standards	17 222329 PRS 00 IV		Closed	25-Aug-17	07-SEP-17	7-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass. Namely exterior window of unit 403 contains cracked/ broken window glass.	Exterior- Window- unit 403	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	17 223810 PRS 00 IV		Closed	30-Aug-17	18-SEP-17	20-Oct-17

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 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. Namely but not limited to windows of units 403,503,803,205,706,806,906 and 1006.	Windows	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
12	Property Standards	17 243975 PRS 00 IV		Prosecution Initi	12-Oct-17	31-OCT-17	22-Oct-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely but not limited to loose and unsecure concrete and/or materials of balcony areas. To include balcony sherwalls.	Balconies	Open
2	The , balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not maintained in a safe condition.Namely but not limited to loose and unsecure concrete and/or materials of balcony areas. To include balcony sherwalls.	Balconies	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
13	Property Standards	17 252345 PRS 00 IV		Order Issued	17-Nov-17	01-AUG-18	2-Aug-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony and/or the supporting structural member is not maintained in good repair. Namely but not limited to concrete balconies' slabs contain concrete delamination along slab edges and on the underside of slabs (soffits).	Balconies	Open
2	The balcony and/or the supporting structural member is not maintained in good repair. Namely but not limited to peeling/deteriorating finish of balcony slabs.	Balcony slabs	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	17 224400 PRS 00 IV		Closed	30-Aug-17	18-SEP-17	9-Nov-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely access hatch to roof located on 10th Floor in South stairwell is not locked, and is missing a lock and latch.	10th Floor- South Stairwell	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to bikes overhanging balcony guards. To include but not limited to units #506,407 and 205.	Exterior -Balconies	Closed
3	The plumbing system is not kept free from leaks or defects. Namely area around domestic hot water tank contains pooling/dripping water. To include water running down sides of tank.	Roof-Boiler Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
11	Property Standards	17 225456 PRS 00 IV		Closed	1-Sep-17	21-SEP-17	9-Nov-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely but not limited to pedestrian exit doors in underground garage do not fit in their frames.	Underground Garage - Pedestrian exit doors	Closed
2	An exterior door has a defective locking mechanism. Namely but not limited to pedestrian exit doors in underground garage do not secure, locking mechanism are not operational.	Underground Garage- Pedestrian exit doors	Closed
3	Door hardware/devices are not maintained in good repair. Namely but not limited to pedestrian exit doors in underground garage are not secure, door hardware is missing/damaged/broken.	Underground Garage- Pedestrian exit doors	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 211624 PRS 00 IV		Closed	10-Aug-17	29-AUG-17	20-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely but not limited to main entrance door of building does not secure when closed. Door contains broken/d,aged/missing hardware.	1st Floor- Main entrance Door	Closed
2	Door hardware/devices are not maintained in good repair .Namely but not limited to exit/entrance doors into building do not secure in the locked position when closed. Doors contained broken/damaged/missing hardware.	Interior- Exit/entrance Doors	Closed
3	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Main Lobby- Emergency Contact Sign	Closed
4	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.	Main Lobby- Emergency Contact Sign	Closed
5	Telephone number(s) listed on the emergency contact sign results in charge back fee to the caller.	Main Lobby- Emergency Contact Sign	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Main Lobby- Emergency Contact Sign	Closed
7	Door hardware/devices are not maintained in good repair.Namely but not limited to doors throughout underground garage are not secured and do not lock when closed. Doors contained broken/damaged/missing hardware.	Underground Garage- Pedestrian Exit Doors	Closed
8	Door hardware/devices are not maintained in good repair. Namely but not limited to vehicle access door to underground garage does not close, and is stuck in the open post ion.	Underground Garage- Vehicle Access Door	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	17 223818 PRS 00 IV		Order Issued	30-Aug-17	31-AUG-18	3-Sep-18

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 but not limited to peeling/ deteriorating paint on balcony slabs.	Balcony Slabs	Open
2	The exterior walls and their components are not being maintained in good repair. Namely but not limited to retaining wall of driveway ramp surrounding driveway to front of the building is deteriorating on the outer perimeter.	Driveway Retaining Wall	Open
3	. The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely ceiling of Parking Bay Space #13 contains holes/cracks/ deteriorating material	Paking Bay- Space #13	Open
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely ceiling of Parking Bay Space #6 contains holes/cracks/ deteriorating material.	Paking Bay- Space #9	Open
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely ceiling of parking bay space #2 contains holes/cracks/ deteriorating material.	Parking Bay - space#2	Open
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely ceiling of Parking Bay Space #6 contains holes/cracks/ deteriorating material.	Parking Bay- Space #6	Open
7	Driveway(s) and/or similar areas not maintained. Namely but not limited to potholes, cracks and deteriorating material of driveway surface.	Parking Lot	Open
8	The exterior walls and their components are not being maintained in good repair. Namely but not limited to retaining wall located on West side of property contains cracks/holes/ deteriorating material.	Retaining Wall- West side of property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	17 222891 PRS 00 IV		Closed	30-Aug-17	31-OCT-17	16-Jan-18

No. of defects contained within the Order : 15

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator part(s) and appendages are not maintained in good repair and operational. Namely fan in elevator cabin is not operational / on.	Elevator Cabin	Closed
2	Elevator part(s) and appendages are not maintained in good repair and operational. Namely floor indicator lights in elevator cabin are not operational.	Elevator Cabin- Floor indicator Lights	Closed
3	The electrical receptacle are not maintained in good working order. Namely missing electrical cover plates.	Exterior	Closed
4	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely but not limited to damaged ventilation grills/covers near Compactor Room.	Exterior- Near Compactor Room	Closed
5	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely light fixture above rear South West exit door is in a state of disrepair/ not operational.	Exterior- South West exit door	Closed
6	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 unit windows contained ripped window screens. Not limited to windows for units 503 and 406.	Exterior- Window Screens	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing/ damaged lighting lens covers.	Hallways	Closed
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely ventilation in hallways of building is not on at all times.	Hallways-Ventilation System	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely missing/ damaged lighting lens covers.	Laundry Room Vent Room	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely ventilation grill on East exterior wall of Boiler Room contains peeling/ deteriorating paint.	Roof- East Exterior wall of Boiler Room	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to ventilation housings on roof contain peeling/deteriorating paint.	Roof- Ventilation Housings	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely breaker boxes in elevator room are missing the doors.	Roof-Elevator Room	Closed
13	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing/ damaged lighting lens covers.	Stairways	Closed
14	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing/ damaged lighting lens covers.	Storage/Service Rooms	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing or burnt out bulbs.	Throughout	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	17 223746 PRS 00 IV		Order Issued	30-Aug-17	04-DEC-17	28-Sep-18

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **16**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water.	Ceiling	Open
2	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely but not limited to black paint is peeling and deteriorating.	Columns	Open
3	The floor drain is not maintained in good repair. Namely but not limited to missing floor drain covers.	Floor Drain(s)	Open
4	The floor drain is not maintained in good repair. Namely but not limited to damaged/ deteriorated drain covers.	Floor Drains	Open
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to cracked/deteriorated concrete / material of ledge beam that runs in front of/ near Water Room.	Ledge Beam	Open
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to cracks/holes/ deteriorating material of ceiling near Vault Room.	Near Vault Room	Open
7	The property has not been repaired in accordance with the standards. Namely but not limited to temporary shoring that is being used near Water Room.	Near Vault Room	Open
8	Extension cords or other extensions are used as a permanent wiring system.	Parking Space #47	Open
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to cracked/deteriorated material of ceiling near parking spot #53.	Parking Spot#53	Open
10	The walls in the parking or storage garage are not impervious to water. Namely but not limited to water penetration near parking spot #60.	Parking spot #60	Open
11	The plumbing system is not kept in good working order. Namely but not limited to missing/damaged/ deteriorating pipe installation.	Pipes	Open
12	The electrical connections are not maintained in good working order. Namely but not limited to loss hanging wires. To include hanging wires near Parking Spots #42,91,63, and outside of Water Room.	Underground Garage	Open
13	The electrical receptacle are not maintained in good working order. Namely missing electrical cover plates.	Underground Garage	Open
14	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 but not limited to vehicle access door sensor is not operational.	Vehicle Door	Open
15	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely white paint on walls is peeling/ deteriorating.	Walls	Open
16	The walls in the parking or storage garage are not impervious to water.	Walls	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 222729 PRS 00 IV		Order Issued	30-Aug-17	02-JAN-18	10-Aug-18

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely garbage chute door is not closing automatically, and is stuck in the open position after use.	10th Floor- Chute door	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to emergency exit signs are not secure.	10th Floor- Emergency Exit Sign	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely wall behind door to moving area contains deteriorating material not limited to a hole caused by the door closure.	1st Floor- Moving Area	Open
4	Door hardware/devices are not maintained in good repair .Namely but not limited to broken door hardware of access door to North East storage room.	1st Floor- North East storage room	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to popping plaster/drywall/paint on walls in North East storage room.	1st Floor- North East Storage Room	Open
6	The electrical receptacle are not maintained in good working order. Namely missing electrical junctionbox cover plate on wall in storage room located in North hallway of 1st floor.	1st Floor- North Storage Room	Closed
7	Interior door is not a good fit in its frame. Namely North West exit door does not fit in its frame, large gaps between door and its frame.	1st Floor- North West exit door	Closed
8	The electrical receptacle are not maintained in good working order. Namely missing electrical receptacle cover plate.	1st Floor- Tool Shop	Closed
9	The electrical connections are not maintained in good working order. Namely but not limited to loss hanging wires.	1st Floor- Tool Shop	Closed
10	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to cracks/ deteriorating floor tiles in the elevator lobby.	2nd Floor- Elevator Lobby	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to deteriorating/ damaged baseboard near unit 206.	2nd Floor- Near unit 206	Closed
12	Door hardware/devices are not maintained in good repair. Namely Bell closet lock is broken.	6th Floor- Bell Closet	Closed
13	The electrical receptacle are not maintained in good working order. Namely missing electrical receptacle cover plate.	8th Floor- Near south stairwell door	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to peeling/popping material on underside of stairs located in the North stairwell of the 9th floor.	9th Floor-North Stairwell	Closed
15	The electrical receptacle are not maintained in good working order. Namely but not limited to electrical receptacles are loss/hanging.	Compactor Room	Closed
16	The heating system or unit is not in good repair and maintained in good working condition. Namely heater cover is broken/damaged/missing.	Compactor Room- Heater Cover	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling of compactor room contains holes/deteriorating material.	Compactor Room-Ceiling	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair .Namely but not limited to elevator doors and frames contain peeling paint.	Elevator Doors and Frames	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to walls in elevator lobbies near call button, contain damaged/deteriorated materials.	Elevator Lobbies	Closed
20	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 damaged ventilation grills in hallways.	Hallways- Ventilation Grills	Closed
21	. Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to walls in hallways contains peeling/popping paint and/ or materials	Hallways- Walls	Open
22	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely where repairs have been done, repair has not been painted to match existing.	Laundry Room- Ceiling	Closed

23	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to stair nosing of top stair near landing to roof access is deteriorating.	Roof Access Landing- Stair	Open
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes behind exit door onto roof.	Roof access- Wall	Open
25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to walls in stairwells contains peeling/popping paint and/ or materials.	Stairwells- Walls	Open
26	Repair(s) does not reasonably match existing wall(s). Namely but limited to areas where walls have been repaired, repaired area has not been painted to match existing.	Stairwells- Walls	Closed
27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely suite doors, to include frames contain peeling/ deteriorating paint.	Suite Doors and Frames	Closed
28	The electrical receptacle are not maintained in good working order. Namely electrical receptacle located on ceiling is missing a cover plate.	Underground Garage- Electrical Room	Closed
29	The electrical connections are not maintained in good working order. Namely loss hanging wires in superintendents storage room.	Underground garage- Superintendants storage room	Closed
30	Lighting in a storage room is provided at less than 50 lux.	Underground garage- Superintendants storage room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 211629 PRS 00 IV		Closed	30-Aug-17	18-SEP-17	19-Feb-18

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not being kept free of rodents, vermin, insects or other pests. Namely bee hive/ hornets nest located on balcony slab of unit 503.	Exterior -Balcony unit #503	Closed
2	The plumbing drain pipe(s) is not maintained in good working order. Namely drain near compactor room contains dirt and debris.	Exterior- Drain	Closed
3	Garbage chute is not maintained in a clean and odour free condition.	Garbage Chute Rooms	Closed
4	Ceiling not maintained clean. Namely but not limited to dirt, dust and cobwebs.	Garbage Chute Rooms- Ceiling	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to dirt, stains and debris.	Garbage Chute Rooms- Floors	Closed
6	Wall(s) not maintained clean. Namely but not limited to dirt, markings,dust and smudges.	Garbage Chute Rooms- Walls	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition. Namely floor in Garbage Compactor Room contains dirt, dust, debris and cobwebs.	Garbage Compactor Room	Closed
8	Garbage storage area is not maintained in a clean and odour free condition. Namely Garbage compactor room contains a fowl odour.	Garbage Compactor Room	Closed
9	Wall(s) not maintained clean.Namely walls in Garbage Compactor Room contains dirt, dust, debris and cobwebs.	Garbage Compactor Room	Closed
10	Ceiling not maintained clean.Namely ceiling in Garbage Compactor Room contains dirt, dust, debris and cobwebs.	Garbage Compactor Room	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to toy rocking horse located near unit 410.	Hallway- Unit 410	Closed
12	Ceiling not maintained clean. Namely but not limited to dust, cobwebs and markings.	Hallways- Ceilings	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition. Namely suite door thresholds contain dirt and stains.	Hallways- Thresholds	Closed
14	The ventilation system or unit is not regularly cleaned. Namely but not limited to ventilation grills in hallways contain dirt and dust.	Hallways- Ventilation Grills	Closed
15	Wall(s) not maintained clean. Namely but not limited to wall moulding contains dirt and dust. To include top and bottom edges of moulding.	Hallways- Wall Moulding	Closed
16	Wall(s) not maintained clean. Namely walls contain dirt, dust, markings and smudges. To include baseboards, suite door thresholds, fire cabinet doors and plastic covering around fire pull stations.	Hallways- Walls	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition. Namely carpets contain stains, dirt and dust.	Hallways- Walls	Closed
18	The transparent surface, is not kept reasonably clean. Namely glass windows of building entrance and exit doors contain dirt and smudges. To include windows in main entrance lobby.	Interior-Doors	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to dirt, dust and debris,	Laundry Room	Closed
20	The ventilation system or unit is not regularly cleaned. Namely ventilation grill of bath room off of laundry room contains dirt and dust.	Laundry Room - Bath Room	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition. Namely floor of bath room off of laundry room contains dirt, dust and stains.	Laundry Room - Bath Room	Closed
22	Vanity is not maintained in a satisfactory condition. Namely but not limited to vanity contains dirt, dust and smudges. To include sink and Mirror.	Laundry Room - Bath Room	Closed
23	Ceiling not maintained clean. Namely but not limited to dust,lint,dirt and cobwebs.	Laundry Room vent room	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to dust,lint,dirt and cobwebs.	Laundry Room vent room	Closed
25	Wall(s) not maintained clean. Namely but not limited to dust,lint,dirt and cobwebs.	Laundry Room vent room	Closed

26	Wall(s) not maintained clean. Namely walls of bathroom off of laundry room contain dirt, dust and smudges.	Laundry Room- Bath Room	Closed
27	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely but not limited to loss disconnected wires and debris.	Roof	Closed
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris .Namely but not limited to debris, pieces of siding, old buckets and cans stored in Boiler Room.	Roof- Boiler Room	Closed
29	The transparent surface, is not kept reasonably clean. Namely but not limited to windows of stairwell doors contain dirt and smudges.	Stairwell Doors	Closed
30	The surface of a glazed door, is not kept reasonably clean. Namely but not limited to stairwell exit/entrance doors.	Stairwell- Doors	Closed
31	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to door hardware and frames of stairwell doors contain dirt and dust.	Stairwell-Doors/Frames	Closed
32	Ceiling not maintained clean. Namely but not limited to dust, cobwebs and markings.	Stairwells- Ceilings	Closed
33	Wall(s) not maintained clean. Namely but not limited to stains,dirt and dust.	Stairwells	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition. Namely floors contain dirt, dust and debris.	Stairwells -Floors	Closed
35	The surface of a glazed door, is not kept reasonably clean. Namely suite doors to include door frames, contain dirt and smudges.	Suite Doors	Closed
36	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to disregarded materials, garbage, cardboard boxes, garbage bags and other debris.	Underground Garage	Closed
37	The property is not maintained and/or kept clean in accordance with the standards. Namely ventilation fans and grills contain dirt, dust and cobwebs.	Underground Garage - Ventilation System	Closed
38	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to floor of underground garage contains dirt, dust and debris.	Underground Garage- Floor	Closed
39	The electrical fixtures are not maintained in good working order. Namely but not limited to burnt out/broken light bulbs.	Underground Garage- Lighting	Closed
40	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely ramp roof contains debris and loose materials.	Vehicle Ramp Roof	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.**