

## MLS Building Audit Program - Details

**Property Address : 40 TUXEDO CRT**

Legal Description: CON 2 PT LOT 18

Roll No. : 1901082470008500000

Building : 40 TUXEDO CRT

**Report Date : January 17, 2020**

**Building Audit Date : September 01, 2009**

\*\* Please Note \*\*

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to January 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
4	Property Standards	09 165664 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Nov-11	08-DEC-11	77.42%
5	Property Standards	09 173059 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Nov-11	30-JUN-12	100.00%
6	Property Standards	09 180050 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Nov-11	15-MAR-12	100.00%
7	Property Standards	09 181062 PRS 00 IV	UN SOUND SCREENED BALCONY ENCLOSURES	Closed	8-Nov-11	08-DEC-11	100.00%
8	Waste	09 165267 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	23-Oct-09	23-NOV-09	N/A**

**Note :** N/A\* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.  
 N/A\*\* - Not Applicable. For these Notices/Orders partial compliance is not valid.

## Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 181062 PRS 00 IV	UN SOUND SCREENED BALCONY ENCLOSURES	Closed	8-Nov-11	08-DEC-11	29-Oct-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Structural integrity of the attachment of all balcony screens affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 173059 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Nov-11	30-JUN-12	28-Dec-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) and/or handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard for the open side of the platform, balcony or stairway forming part of a fire escape is less than 920 mm (36 inches) in height.	Garage	Substantially Co
2	The required guard(s) and handrail(s) are not installed securely or maintained in good repair.	Garage	Closed
3	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Garage	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
7	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Co
8	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Garage	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
10	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
11	he parking or storage garage is used to keep junk or rubbish.	Garage	Substantially Co
12	The electrical connections are not maintained in good working order, including the provision of cover plates.	Garage	Closed
13	The electrical connections are not maintained in good working order, including the removal of all loose wires.	Garage	Substantially Co
14	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Substantially Co
15	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Substantially Co

16	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Substantially Co
17	The property is not being kept free of conditions which may encourage infestation, including the provision of drain covers on all floor drains.	Garage	Closed
18	The plumbing system is not kept in good working order, namely clean out all area and trench drains.	Garage	Closed
19	The plumbing system is not kept in good working order, including stall 49.	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	Closed
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 piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Garage	Closed
26	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Garage	Closed
27	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, including various areas of ledge and support beams.	Garage	Closed
28	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
29	The parking or storage garage walls painted surface is not maintained in a state of good repair, including the removal of all objectional markings.	Garage	Closed
30	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 165664 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Nov-11	08-DEC-11	20-Apr-15

No. of defects contained within the Order : **31**

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition, including securing of ventilation grates	Exterior	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair, including balcony panels.	Exterior	Open
3	Immediate action has not been taken to eliminate an unsafe condition, namely repair panels.	Exterior	Open
4	The ventilation system or unit is not regularly cleaned.	Exterior	Substantially Co
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Exterior	Substantially Co
6	Openings in exterior wall not protected with suitable materials, including the provision of exhaust vent covers.	Exterior	Open
7	The electrical connections are not maintained in a safe and complete condition, including loose wires.	Exterior	Closed
8	The exterior walls and their components are not being maintained in good repair.	Exterior	Substantially Co
9	The exterior walls and their components are not being maintained in good repair including the refinishing of painted surfaces	Exterior	Substantially Co
10	Exterior window missing, namely remove all a/c units and reglaze windows	Exterior	Open
11	Exterior window missing.	Exterior	Substantially Co
12	Dwelling unit window that is capable of being opened has no screen.	Exterior	Substantially Co
13	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.	Exterior	Substantially Co
14	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.	Exterior	Closed
15	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, namely yard waste	Exterior	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Open
17	Exterior garbage containment area not screened.	Exterior	Closed
18	The grass is not being maintained in a living condition.	Exterior	Substantially Co
19	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
20	Driveway(s) and/or similar areas not maintained, including curbs.	Exterior	Substantially Co
21	Exterior yard surface and/or similar areas not maintained, including painted lines	Exterior	Substantially Co
22	The required guard on top of the retaining wall is not maintained in good repair.	Exterior	Closed
23	Exterior walkway not maintained.	Exterior	Substantially Co
24	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Exterior	Substantially Co
25	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Exterior	Substantially Co
26	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Exterior	Substantially Co
27	Immediate action has not been taken to eliminate an unsafe condition, namely remove all storage and materials from balconies.	Exterior Of Building	Open

28	The electrical connections are not maintained in a safe and complete condition, including loose wires.	Interior	Closed
29	The electrical connections are not maintained in a safe and complete condition, including the provision of cover plates.	Interior	Closed
30	The ventilation system or unit is not regularly cleaned.	Interior	Closed
31	Interior lighting fixtures or lamps are not maintained.	Interior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 180050 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Nov-11	15-MAR-12	1-Jun-15

No. of defects contained within the Order : **55**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code.	1st Floor	Closed
2	Exterior door not maintained in good repair.	1st Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely broken tiles.	1st Floor	Substantially Co
4	Previously finished wall(s) in the public area of the property is not maintained in good repair.	2nd Floor	Substantially Co
5	The electrical fixtures are not maintained in good working order, namely missing lens covers.	4th Floor	Substantially Co
6	Previously finished wall(s) in the public area of the property is not maintained in good repair.	5th Floor	Closed
7	Interior door and/or hardware not maintained in good repair.	5th Floor	Substantially Co
8	The electrical receptacle are not maintained in good working order.	6th Floor	Substantially Co
9	The floor and every appurtenance, surface cover and finish is not maintained.	6th Floor	Substantially Co
10	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely chute not self closing.	11th Floor	Closed
11	The electrical fixtures are not maintained in good working order.	14th Floor	Substantially Co
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely broken and/or stained ceiling tiles.	16th Floor	Substantially Co
14	The floor and every appurtenance, surface cover and finish is not maintained, namely broken terrazzo floor.	Basement	Substantially Co
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
16	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers.	Boiler Room	Closed
17	The electrical fixtures are not maintained in good working order, namely lights.	Garbage Room	Closed
18	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing damper and chute not self closing.	Garbage Room	Closed
19	Previously finished surface in the public area of the property is not maintained in good repair.	Laundry Room	Closed
20	The surface of a window is not kept reasonably clean	Laundry Room	Closed
21	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Laundry Room	Closed
22	The plumbing system is not kept in good working order, namely taps.	Laundry Room	Closed
23	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Closed
24	The electrical fixtures are not maintained in a safe and complete condition, namely panels removed off of Rogers equipment.	Roof Of Building	Substantially Co
25	Exterior door has defective hardware.	Roof Of Building	Closed
26	Previously finished surface in the public area of the property is not maintained in good repair.	Roof Of Building	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Substantially Co
28	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials, namely remove junk and debris.	Roof Of Building	Closed
29	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code.	Roof Of Building	Closed

30	The required guard(s) and handrails are not installed/maintained to comply with the Toronto Municipal Code.	Roof Of Building	Closed
31	The electrical fixtures are not maintained in good working order.	Roof Of Building	Closed
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Closed
33	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing non-skid strips.	Stairway	Closed
34	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
35	The property is not maintained and/or kept clean in accordance with the standards.	Stairway	Closed
36	The floor and every appurtenance, surface cover and finish is not maintained.	Stairway	Closed
37	Interior doors not maintained in good repair.	Throughout Building	Substantially Co
38	Extension cords or other extensions are used as a permanent wiring system.	Throughout Building	Closed
39	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed
40	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
41	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
42	The floor and every appurtenance, surface cover and finish is not maintained.	Throughout Building	Substantially Co
43	The floor and every appurtenance, surface cover and finish is not maintained.	Throughout Building	Closed
44	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mat.	Throughout Building	Closed
45	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing or loose grill.	Throughout Building	Closed
46	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
47	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Substantially Co
48	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Substantially Co
49	Interior door not maintained in good repair.	Throughout Building	Closed
50	The floor drain is not maintained in good repair.	Throughout Building	Substantially Co
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
52	Floor and/or floor covering not kept in a clean and sanitary condition, namely stained carpets	Throughout Building	Substantially Co
53	The electrical fixtures are not maintained in good working order, namely lights.	Throughout Building	Closed
54	Interior doors not maintained in good repair.	Throughout Building	Substantially Co
55	The electrical receptacle are not maintained in good working order, namely missing cover plates.	Throughout Building	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**