

MLS Building Audit Program - Details

Property Address : 4175 LAWRENCE AVE E

Legal Description: PLAN M1456 BLK C

Roll No. : 1901091155025000000

Building : 4175 LAWRENCE AVE E

Report Date : January 18, 2019

Building Audit Date : November 30, 2010

** Please Note **

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to January 18, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	10 308858 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Dec-10	11-APR-11	0.00%
2	Property Standards	10 308870 PRS 00 IV		Closed	10-Dec-10	11-APR-11	100.00%
3	Property Standards	10 309758 PRS 00 IV		Closed	10-Dec-10	10-MAR-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
3	Property Standards	10 309758 PRS 00 IV		Closed	10-Dec-10	10-MAR-11	25-Jan-18

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior	Closed
2	The electrical fixtures are not maintained in a safe and complete condition, namely light post not secured.	Exterior Of Building	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
4	Driveway(s) and/or similar areas not maintained, namely cracks and holes	Exterior Of Building	Closed
5	Exterior yard surface and/or similar areas not maintained, namely metal post posing hazardous condition	Exterior Of Building	Substantially Co
6	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.	Exterior Of Building	Substantially Co
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely gate need to repaired and secured.	Exterior Of Building	Closed
9	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 dirt on parking area.	Exterior Of Building	Closed
10	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Substantially Co
11	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
12	The exterior walls and their components are not being maintained in good repair, namely concrete delamination adjacent to window. (window sill)	Exterior Of Building	Closed
13	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 a safe condition, namely pigeon screen	Exterior Of 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 maintained in a safe condition, namely excessive storage on balcony.	Exterior Of Building	Closed
15	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 a safe condition, namely excessive storage on balcony.	Exterior Of Building	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(s) is not being maintained free from defects and/or hazards, namely paint deterioration on balcony canopies.	Exterior Of Building	Closed
17	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 paint deterioration on balcony.porch dividers	Exterior Of Building	Closed
18	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair, namely parking sign not secured.	Exterior Of Building	Closed
19	The retaining wall is not being maintained in good repair, namely wood members of retaining wall rotted.	Exterior Of Building	Closed
20	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property, namely damaged curbs	Exterior Of Building	Closed
21	Exterior door is not maintained in good repair, namely paint deterioration.	Exterior Of Building	Closed
22	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed

23	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.	Exterior Of Building	Closed
24	Exterior walkway not maintained, namely broken pario stones	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 308870 PRS 00 IV		Closed	10-Dec-10	11-APR-11	21-Mar-18

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned.	Garbage Room	Substantially Co
2	Garbage container or receptacle is not maintained in a clean and odour free condition.	Garbage Room	Substantially Co
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Recreation Room	Substantially Co
4	Lighting in a recreation room is provided at less than 100 lux.	Recreation Room	Substantially Co
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean all unwanted unused materials from area.	Recreation Room	Substantially Co
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged ceiling tiles.	Recreation Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Recreation Room	Substantially Co
8	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.	Throughout Building	Closed
9	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster walls throughout building where required. To include all service rooms, garbage chute rooms, hallways, lobby area and stairwells.	Throughout Building	Substantially Co
10	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely replace or repairs all missing / damaged baseboards in hallways, stairwells and service rooms to include laundry room.	Throughout Building	Substantially Co
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely replace vent grills where required.	Throughout Building	Substantially Co
12	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
14	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. To include all service rooms, hallways, stairwells and garbage chute rooms.	Throughout Building	Closed
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely all dwelling unit doors and door frames where required.	Throughout Building	Substantially Co
16	The electrical connections are not maintained in a safe and complete condition. Namely loose wires , opened electrical boxes and missing cover plates. To include: all service rooms, and recreation room.	Throughout Building	Substantially Co
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely all dwelling unit doors, hallway doors and service rooms doors where required.	Throughout Building	Substantially Co
18	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
19	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
20	Interior lighting fixtures or lamps are not maintained. To include all hallways, stairwells , garbage chute rooms and service rooms.	Throughout Building	Substantially Co
21	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
22	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
23	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.	Throughout Building	Closed
24	A window that extends to less than 1,070 millimetres above the floor is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed

25	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
26	Guard with a minimum height of 1,070 millimetres has not been provided at a mezzanine where the difference in level is more than 600 millimetres..	Throughout Building	Closed
27	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
28	Mailbox or mail receptacle is not maintained in good repair. Namely mail box missing part.	lobby	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.**