

## MLS Building Audit Program - Details

**Property Address :** 4301-4331 KINGSTON RD

Legal Description: CON D PT LOT 12,PLAN M595 LOT 6,7,PLAN M414 PT LOT 1,2

Roll No. : 1901

Building : 4301KINGSTON RD

**Report Date :** January 18, 2019

**Building Audit Date :** December 08, 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
6	Property Standards	10 312753 PRS 00 IV		Order Issued	4-Jan-11	06-APR-11	99.36%
7	Property Standards	10 312008 PRS 00 IV		Closed	8-Feb-12	10-APR-12	100.00%
8	Property Standards	10 312728 PRS 00 IV		Closed	8-Feb-12	10-APR-12	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
8	Property Standards	10 312728 PRS 00 IV		Closed	8-Feb-12	10-APR-12	24-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained.	Exterior	Closed
2	Exterior yard that is used for the parking is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
3	Driveway(s) and/or similar areas not maintained. Namely cracked and damaged curbs.	Exterior	Closed
4	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely exterior wall missing concrete.	Exterior Of Building	Closed
6	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. Namely guard at basketball court.	Exterior Of Building	Closed
7	Exterior walkway not maintained. Namely uneven, cracked patio stones/ walkways.	Exterior Of Building	Closed
8	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Closed
9	The retaining wall is not being maintained in good repair. Namely missing concrete.	Exterior Of Building	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely around the property metal chain link fencing. Also wooden fencing around the basketball court area.	Exterior Of Building	Substantially Co
11	The surface of a window is not kept reasonably clean	Exterior Of Building	Substantially Co
12	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 Of Building	Substantially Co
13	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Substantially Co
14	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
15	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely wooden stairs are not in good repair.	Exterior Of Building	Closed
16	The electrical connections are not maintained in a safe and complete condition.	Exterior Of Building	Closed
17	The exterior surface has not been restored and/or resurfaced where necessary. Namely doors have cracked or peeling paint.	Exterior Of Building	Closed
18	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 too many items on balconies, over hanging flower pots, bikes, unsafe enclosures.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 312008 PRS 00 IV		Closed	8-Feb-12	10-APR-12	28-Nov-16

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux. Namely in both both drive isles and parking spots.	Throughout Lot	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely peeling paint on walls.	Throughout Lot	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely peeling paint.	Throughout Lot	Closed
4	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Closed
5	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: cars in underground without valid sticker not limited to ALLZ 151.	Throughout Lot	Closed
6	The parking or storage garage is used to keep junk or rubbish. Namely tires, wood, and glass.	Throughout Lot	Substantially Co
7	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Namely door closer is not working.	Throughout Lot	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring and missing coverplates.	Throughout Lot	Closed
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely missing concrete and draincovers.	Throughout Lot	Closed
10	The plumbing system is not kept in good working order. Namely rusty decaying sprinkler system pipes.	Throughout Lot	Closed
11	The sign(s) is not being maintained in a good state of repair. Namely large electrical fire sign hanging.	Throughout Lot	Closed
12	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Throughout Lot	Closed
13	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.	Throughout Lot	Closed
14	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.	Throughout Lot	Closed
15	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.	Throughout Lot	Closed
16	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely system not in working condition.	Throughout Lot	Closed
17	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. Namely fan is not working on CO2.	Throughout Lot	Closed
18	The walls in the parking or storage garage are not impervious to water.	Throughout Lot	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 312753 PRS 00 IV		Order Issued	4-Jan-11	06-APR-11	4-Jan-19

No. of defects contained within the Order : 157

No. of defects that remain outstanding : 1

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition, namely missing lens cover	Hallway	Closed
2	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely garbage chute self closing system not working	Hallway	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely hole on door	Hallway - 12th Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Hallway - 18th Floor	Substantially Co
5	The plumbing system is not kept in good working order, namely damaged sink top	Hallway - 18th Floor	Substantially Co
6	The electrical receptacle are not maintained in a safe and complete condition, namely damaged electrical recetacles	Hallway - 18th Floor	Closed
7	The electrical connections are not maintained in a safe and complete condition, namely electrical conduit not secured.	Hallway - 18th Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged tile.	21st Floor	Substantially Co
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door	2nd Floor	Closed
10	The electrical switches are not maintained in good working order, namely elevator button panel not secured.	7th Floor	Closed
11	The electrical fixtures are not maintained in a safe and complete condition.namely missing casing on fire alrt alarm/light system	7th Floor	Closed
12	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
13	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
14	Exterior door has defective hardware, namely defective door closer	Basement	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair,namely dented door.	Basement	Closed
16	The electrical connections are not maintained in a safe and complete condition, namely loose wires	Basement	Closed
17	The electrical connections are not maintained in a safe and complete condition, namely open box	Basement	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely open box	Basement	Closed
19	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator cover	Basement	Closed
20	The ventilation system or unit is not regularly cleaned, namely vent not cleaned.	Basement	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged tiles on wall.	Basement	Substantially Co
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tiles	Basement	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
25	The electrical fixtures are not maintained in a safe and complete condition.	Basement	Closed
26	The electrical connections are not maintained in a safe and complete condition, namely protective cover missing on Thermostead control	Basement	Substantially Co
27	The electrical connections are not maintained in a safe and complete condition, namel y loose wires	Basement	Closed

28	The electrical connections are not maintained in a safe and complete condition, namely loose wires	Basement	Substantially Co
29	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
30	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
31	Basement or cellar does not have a trapped floor drain connected to the sewage system, namely missing drain cover	Basement	Closed
32	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely washrooms not clean	Basement	Closed
33	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely failed keep premises clean and clear	Basement	Closed
34	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition, namely taps, toilets and hand dryers	Basement	Closed
35	The ventilation system or unit is not regularly cleaned, namely vent cover not secured	Basement	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
41	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing tiles	Basement	Closed
42	The property is not maintained and/or kept clean in accordance with the standards, namely appliances stored in bell terminal	Basement	Closed
43	The property is not maintained and/or kept clean in accordance with the standards, namely failed keep premises clean and clear.	Basement	Closed
44	The property is not maintained and/or kept clean in accordance with the standards, namely failed to keep clean behind machines.	Basement	Closed
45	The property is not maintained and/or kept clean in accordance with the standards, namely failed clean and clean the premises(Behind machines)	Basement	Closed
46	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
47	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
48	Lighting in a storage room is provided at less than 50 lux.	Basement-B2	Closed
49	Lighting in a storage room is provided at less than 50 lux.	Basement-B2	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement-B2	Closed
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely dry wall not complete and finish.	Basement-B2	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement-B2	Closed
53	Wall(s) not maintained clean.	Basement-B2	Closed
54	Lighting in a service room is provided at less than 200 lux.	Basement-B2	Closed
55	Lighting in a service room is provided at less than 200 lux.	Basement-B2	Closed
56	Lighting in a service room is provided at less than 200 lux.	Basement-B2	Closed
57	Lighting in a service room is provided at less than 200 lux.	Basement-B2	Closed
58	Ceiling not maintained clean.	Basement-B2	Substantially Co
59	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement-B2	Substantially Co
60	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement-B2	Closed
61	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Basement-B2	Closed
62	The electrical fixtures are not maintained in good working order, namely missing cover plate and loose wires.	Basement-B2	Closed
63	The electrical connections are not maintained in a safe and complete condition, namely missing cover plate	Basement-B2	Closed
64	The electrical connections are not maintained in a safe and complete condition, namely missing cover plate.	Basement-B2	Closed

65	The electrical connections are not maintained in a safe and complete condition, namely missing cover plate.	Basement-B2	Closed
66	The electrical connections are not maintained in a safe and complete condition, namely loose wires	Basement-B2	Closed
67	The electrical fixtures are not maintained in good working order, namely exposed wiring.	Basement-B2	Closed
68	The electrical fixtures are not maintained in good working order, namely missing cover plate	Basement-B2	Closed
69	The plumbing system is not kept free from leaks or defects.	Basement-B2	Closed
70	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Building	Closed
71	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Building	Closed
72	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	Building	Substantially Co
73	The electrical connections are not maintained in a safe and complete condition, namely open junction box.	Garabage chute	Closed
74	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely unfinished floor	Garbage chute room	Substantially Co
75	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garbate chute	Substantially Co
76	The ventilation system or unit is not regularly cleaned, namely vent in garabage chute	Garbate chute	Closed
77	Garbage chute is not maintained in a clean and odour free condition.	Garbate chute	Substantially Co
78	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely cracks, holes and damaged tiles.	Hallway	Closed
79	The electrical connections are not maintained in good working order, namely open electrical box.	Hallway	Closed
80	Garbage chute is not maintained in a clean and odour free condition.	Hallway	Substantially Co
81	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hallway	Substantially Co
82	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely cracks and holes at celing and wall joint.	Hallway	Closed
83	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely damaged baseboard.	Hallway	Substantially Co
84	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely paint deterioration on door frame.	Hallway	Closed
85	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely panint deterioration.	Hallway	Closed
86	The ventilation system or unit is not regularly cleaned, namely vent in garbage chute.	Hallway	Closed
87	Floor and/or floor covering not kept in a clean and sanitary condition.	Hallway	Closed
88	The electrical connections are not maintained in a safe and complete condition, namely open electrical box,	Hallway	Closed
89	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments, namely missing door trim.	Hallway	Closed
90	The electrical fixtures are not maintained in good working order, damaged light fixture	Hallway	Closed
91	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Hallway	Closed
92	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent cover.	Hallway	Closed
93	The electrical fixtures are not maintained in good working orde, namely missing bulb.	Hallway -8th Floor	Closed
94	The electrical connections are not maintained in a safe and complete condition, namely open electrical box	Hallway and stairwell	Closed
95	The electrical connections are not maintained in a safe and complete condition, namely open conduit.	Hallway- 10th Floor	Closed
96	Floor and/or floor covering not kept in a clean and sanitary condition	Interior	Closed
97	The plumbing system is not kept in good working order, namely broken/damaged drinking water fountains.	Interior	Closed
98	The ventilation system or unit is not regularly cleaned.	Interior	Closed
99	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Interior	Closed
100	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Interior	Closed

101	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
102	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged/missing ceiling tiles	Interior	Closed
103	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments, namely damaged door.	Interior	Closed
104	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing door knob/hardware	Interior	Closed
105	The electrical fixtures are not maintained in a safe and complete condition, namely missing lens cover	Interior	Closed
106	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely a piano.	Interior	Closed
107	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely broken counter top	Interior	Closed
108	The ventilation system or unit is not regularly cleaned, namely vent not clean	Interior	Closed
109	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Substantially Co
110	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
111	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
112	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials,namely damaged baseboard.	Interior	Closed
113	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair, namely exit sign not secured	Interior	Closed
114	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.	Interior	Substantially Co
115	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior	Closed
116	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Interior	Closed
117	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely secure handrails.	Interior	Closed
118	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Interior	Substantially Co
119	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.	Interior	Closed
120	Corridor serving patients or residents 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.	Interior	Closed
121	Lighting in a recreation room is provided at less than 100 lux.	Interior	Closed
122	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
123	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged, stained ceiling tiels	Interior	Closed
124	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely Hydro closet.	Interior	Closed
125	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely mssing celing tiles	Interior	Substantially Co
126	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged celing tiles	Interior	Closed
127	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint and concrete delamination	Interior	Closed
128	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door	Interior	Closed
129	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely exit door not self closing.	Interior	Closed
130	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely door frame not in good condition	Interior	Closed
131	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely door frame not in good condition, namely missing door knob.	Interior	Closed
132	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unit door not painted.	Interior	Closed

133	The electrical fixtures are not maintained in a safe and complete condition, namely missing lens cover.	Interior	Closed
134	The electrical fixtures are not maintained in a safe and complete condition, namely missing lens cover	Interior	Closed
135	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured and non working light fixtures	Interior	Closed
136	The electrical fixtures are not maintained in a safe and complete condition.	Interior	Closed
137	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Interior	Closed
138	The electrical connections are not maintained in a safe and complete conditionm namely open junction box in Hydro closet.	Interior	Closed
139	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate.	Interior	Closed
140	The electrical connections are not maintained in a safe and complete condition, namely missing cover plate.	Interior	Closed
141	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements, namely graffiti on stairwell wall.	Interior	Closed
142	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely scattered loose material.	Interior	Closed
143	Floor and/or floor covering not kept in a clean and sanitary condition, namely carpet on hallway.	Interior	Open
144	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely paint deterioration on door frame.	Interior -Breakfast club area	Closed
145	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent cover	Interior of Building	Closed
146	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Closed
147	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely paint deterioration on door frame.	Interior of Building	Closed
148	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing/damaged celing tiles	Interior of Building	Closed
149	The electrical fixtures are not maintained in a safe and complete condition, namely non operative light bulb.	Interior of Building	Closed
150	Elevator(s) is not certified in good working order.	Interior of Building	Closed
151		Roof	Closed
152	The electrical fixtures are not maintained in a safe and complete condition.	Roof	Closed
153	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, namely elevator room stairwell handrails.	Roof	Closed
154	Immediate action has not been taken to eliminate an unsafe condition, namely unsecured switching panels	Roof	Closed
155	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely exhaust fan not working	Roof	Closed
156	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof	Closed
157	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely deterioriatin onn ventilation shafts on roof	Roof Area	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.**