

## MLS Building Audit Program - Details

**Property Address :** 435 SHERBOURNE ST

Legal Description: PLAN D58 PT LOT 5

Roll No. : 1904074270012000000

Building : 435 SHERBOURNE ST

**Report Date :** January 17, 2020

**Building Audit Date :** February 26, 2013

\*\* 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    | 13 128757 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 6-Mar-13         | 03-SEP-13       | 100.00%    |
| 2   | Property Standards    | 13 125999 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 7-Mar-13         | 13-SEP-13       | 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1   | Property Standards    | 13 128757 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 6-Mar-13         | 03-SEP-13       | 29-Aug-14                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |   |                      |        |
|--------------------|---|----------------------|--------|
| No.                | Violation/Defect  | Location             | Status |
| 1                  | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely damaged fencing.              | Exterior Of Building | Closed |
| 2                  | Exterior window(s) with broken/cracked glass.   | Exterior Of Building | Closed |
| 3                  | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely window sills damaged | Exterior Of Building | Closed |
| 4                  | The exterior walls and their components are not being maintained in a weather tight condition. Namely missing mortar joints.                    | Exterior Of Building | Closed |
| 5                  | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint on building peeling.             | 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    | 13 125999 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 7-Mar-13         | 13-SEP-13       | 30-Aug-13                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |   |             |                  |
|--------------------|---|-------------|------------------|
| No.                | Violation/Defect  | Location    | Status           |
| 1                  | Lighting in a service room is provided at less than 200 lux.  | Boiler Room | Closed           |
| 2                  | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely pipes from removed radiators.  |             | Closed           |
| 3                  | A window in a stairway that extends to less than 1,070 millimetres above the landing 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. |             | Closed           |
| 4                  | Height of the guard for the exit stairs are less than 1,070 millimetres around landings.  |             | Closed           |
| 5                  | Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.                                     |             | Substantially Co |
| 6                  | Communication system identifies the tenant by unit number.  |             | Closed           |
| 7                  | 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.       |             | 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.**