

## 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 11, 2019

**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 11, 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	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.**