

MLS Building Audit Program - Details

Property Address : 59 RONCESVALLES AVE

Legal Description: PLAN 552 PT LOT 35 PLAN 537 PT LOT 16

Roll No. : 1904023250004000000

Building : **59 RONCESVALLES AVE**

Report Date : January 18, 2019

Building Audit Date : August 29, 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 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	13 228468 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Sep-13	03-JUN-14	75.00%
2	Property Standards	13 228899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Sep-13	06-JAN-14	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
2	Property Standards	13 228899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Sep-13	06-JAN-14	7-Jan-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely: Garbage, animal waste, wind blown litter...	Exterior Of Building	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: paint is chipped, cracked and peeling on wooden and metal exterior surfaced surfaces .	Exterior Of Building	Substantially Co
3	Exterior door, not maintained in good repair. Namely: Glass pane is cracked.	South Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 228468 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Sep-13	03-JUN-14	30-May-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely: Apt. unit 12. Broken door closer.	Apt. unit 12	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely: In storage room next to the boiler room, Light switch cover plate is missing.	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Service Room. Light meter readings at floor level are below 200 Lux.	Boiler Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Boiler Room. Repair holes in the ceiling.	Boiler Room	Closed
5	Exterior landing not maintained. Namely: East side of building near front entrance. Raised concrete landing, possible trip hazard to be repaired.	East Side of Building	Open
6	The exterior surface has not been restored and/or resurfaced where necessary. Namely: East side. Cantilvered landing area on the underside of the fire escape. Paint finish has deteriorated.	East Side of Building	Open
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: East side. Deteriorated paint finish on the fascia board. Needs Repainting.	East Side of Building	Open
8	The exterior columns and their components are not being maintained in good repair. Namely: Exterior Garage. Deteriorate and broken bricks at the bottom of the column between garage doors.	Garage	Open
9	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Laundry room. Paint unfinished wall in the laundry room.	Laundry Room	Closed
10	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
11	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.	Lobby	Closed

12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Top Balcony Slab. Deteriorated paint finish. Repainting is required.	South Side of Building	Open
14	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
15	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. Namely: Stairway window on landing. A guard is required where the window sill is below 1070mm. (825mm)	Stairways	Closed
16	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. Namely: Stairways. Stair guard height is less than 920mm. (620mm)	Stairways	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Landing guard height is below 1070mm. (1020mm)	Stairways	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: All light fixtures in the stairways, storage rooms, boiler and electrical rooms require protective lens or wire cover.	Throughout Building	Closed
19	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Replace all damaged and missing floor tiles in the stairway.	Throughout Building	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Throughout building. Clean and clear all cobwebs from the walls and windows in the building.	Throughout Building	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.**