

**MLS Building Audit Program - Details**

**Property Address : 5-21 BRAHMS AVE**

Legal Description: PLAN M958 BLK H

Roll No. : 1908115280007000000

Building : **5 BRAHMS AVE**

Report Date : **January 17, 2020**

Building Audit Date : **January 29, 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 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	Fence	10 111994 FEN 00 IV	FENCING INVESTIGATION	Closed	8-Feb-10	10-MAY-10	100.00%
7	Property Standards	10 112465 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-10	10-MAY-10	100.00%
8	Property Standards	10 112823 PRS 00 IV	PARKING GARAGE/STRUCTURE	Closed	8-Feb-10	10-MAY-10	100.00%
9	Property Standards	10 114461 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-10	09-APR-10	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
7	Property Standards	10 112465 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-10	10-MAY-10	17-May-12

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony, other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
4	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely; missing access to roof.	Exterior Of Building	Closed
5	The exterior surface has not been restored and/or resurfacedn where necessary.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
8	The required guard(s) and/or handrail(s) are not installed securely or maintained in good repair. Namely broken pickets at underground exit stairs.	Exterior Of Building	Closed
9	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5).	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 112823 PRS 00 IV	PARKING GARAGE/STRUCTURE	Closed	8-Feb-10	10-MAY-10	29-Jun-12

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely ; broken lens covers	Underground Parking Area	Closed
4	Lighting in a garage is provided at less than 50 lux. where required.	Underground Parking Area	Closed
5	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
7	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The electrical fixtures are not maintained in a safe and complete condition. Namely; missing cover plates	Underground Parking Area	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely ; loose wires	Underground Parking Area	Closed
12	The electrical fixtures are not maintained in good working order.	Underground Parking Area	Closed
13	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.	Underground Parking Area	Closed
14	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
15	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	10 114461 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-10	09-APR-10	30-Aug-11

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door handle must be repaired or replaced.	2nd Floor	Closed
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely metal lifting.	2nd Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door is too short for frame.	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely replace missing coverplates.	Boiler Room	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
6	The ventilation system or unit is not regularly cleaned.	Compactor Room	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely gap in door.	Compactor Room	Closed
8	The electrical connections are not maintained in a safe and complete condition.	Compactor Room	Closed
9	Interior door is not a good fit in its frame. Namely damaged door #609.	Dwelling Unit	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely replace missing coverplates.	Electrical Room	Closed
11	Interior lighting fixtures or lamps are not maintained.	Exit	Closed
12	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 and plaster where required.	Hall	Closed
13	Interior lighting fixtures or lamps are not maintained.	Laundry Room	Closed
14	Mailbox or mail receptacle is not maintained in good repair.	Lobby	Closed
15	Lighting in a service room is provided at less than 200 lux.	Locker Room	Closed
16	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Mechanical Room	Closed
17	Interior lighting fixtures or lamps are not maintained.	Roof Of Building	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
19	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely Clean and clear the moving room.	Room	Closed
20	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely replace missing handrail.	Stairway	Closed
21	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 stairwells where required.	Stairway	Closed
22	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely replace all numbers for floors.	Stairway	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Storage Room	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely remove unused nails from wall.	Storage Room	Closed
25	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
26	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 walls of washroom.	Washroom	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.**