

## MLS Building Audit Program - Details

**Property Address : 80 MORNELLE CRT**

Legal Description: PLAN M1227 BLK C NOW RP 66R18273 PART 1-7

Roll No. : 1901084300018000000

Building : **80 MORNELLE CRT**

Report Date : **January 18, 2019**

Building Audit Date : **June 26, 2009**

**\*\* 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	09 107127 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Feb-09	28-FEB-10	100.00%
2	Property Standards	09 107138 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Feb-09	16-MAR-09	100.00%
3	Property Standards	09 107158 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	13-Feb-09	28-FEB-10	100.00%
7	Waste	09 109118 WST 00 IV	LITTER/DUMPING AND REFUSE INVESTIGATION	Closed	13-Feb-09	16-MAR-09	N/A**

**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	09 107127 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Feb-09	28-FEB-10	20-Mar-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition, namely balcony enclosures and material stored on the balconies.	Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair, namely painting.	Exterior	Closed
4	Exterior window missing.	Exterior	Closed
5	Exterior window(s) with broken/cracked glass.	Exterior	Closed
6	Dwelling unit window that is capable of being opened has no screen, namely remove all air conditioning units.	Exterior	Substantially Co
7	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	Substantially Co
8	Window that is capable of being opened, has a defective locking/latching mechanism.	Exterior	Closed
9	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
10	Exterior garbage containment area not screened.	Exterior	Closed
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
12	The required guard(s) are not installed/maintained to comply with the Toronto Muncipal Code.	Exterior	Closed
13	The required handrail(s) are not installed/maintained to comply with the Toronto Muncipal Code.	Exterior	Closed
14	The electrical fixtures are not maintained in good working order, namely cable box doors.	Exterior	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, damaged vents.	Exterior	Closed
16	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 107158 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	13-Feb-09	28-FEB-10	10-May-11

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code.	Garage	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
5	The parking or storage garage ceiling are not painted white.	Garage	Closed
6	The parking or storage garage is used to keep junk or rubbish, to include unlicensed vehicles.	Garage	Closed
7	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	Garage	Closed
8	The electrical fixtures are not maintained in good working order, namely missing or loose cover plates.	Garage	Closed
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Substantially Co
10	The floors in the parking or storage garage are not impervious to water.	Garage	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
12	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
13	The plumbing system is not kept in good working order.	Garage	Closed
14	The plumbing system is not kept in a clean and sanitary condition, namely clean out floor drains.	Garage	Closed
15	The floor drain is not maintained in good repair.	Garage	Closed
16	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
17	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.	Garage	Substantially Co
18	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.	Garage	Closed
19	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.	Garage	Closed
20	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely ramp heater.	Garage	Substantially Co
21	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Garage	Closed
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely old forming ties.	Garage	Closed
23	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
24	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
25	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
26	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed

27	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code.	Garage	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 107138 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Feb-09	16-MAR-09	12-Mar-13

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : elevator buttons and indicators.	1st Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely loose grill.	2nd Floor	Closed
3	Garbage disposal room is not maintained in a clean and odour free condition.	12th Floor	Closed
4	Communication system is not maintained in good repair and in operative condition, namely fire voice communication system not secured to wall, in an acceptable manner.	14th Floor	Closed
5	Interior door(s), and/or hardware not maintained in good repair, namely electrical/meter room door not secured, and defective door hardware.	15th Floor	Closed
6	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely damaged and defective chute door mechanism and frame.	17th Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tile.	17th Floor	Closed
8	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely sauna rooms.	Sauna	Closed
9	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely water closets in sauna room.	Sauna	Closed
10	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely deteriorated surfaces of stair treads, and missing slip tape adjacent to tread nosings.	Throughout Building	Closed
11	Previously finished surface in the public area of the property is not maintained in good repair, namely access panel doors.	Throughout Building	Closed
12	The electrical fixtures are not maintained in good working order, namely missing or loose cover plates.	Throughout Building	Closed
13	The electrical fixtures are not maintained in good working order, namely missing light covers.	Throughout Building	Closed
14	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained, namely missing tiles and damaged linoleum.	Throughout Building	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely missing floor drain covers.	Throughout Building	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Throughout Building	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
20	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s), to include at stairwells.	Throughout Building	Closed
21	The stair, landing and every appurtenance, surface cover and finish is not reasonably smooth and level, namely trip hazard at floor, adjacent to newell post.	Throughout Building	Closed
22	The property is not being kept free of conditions which may encourage infestation of cockroaches.	Throughout Building	Closed
23	The property is not being kept free of rodents, vermin, insects or other pests, namely cockroaches.	Throughout Building	Closed
24	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing and defective disposal chute dampers.	Throughout Building	Closed
25	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely disposal chute doors not maintained self closing.	Throughout Building	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed

27	The minimum level of 50 lux (4.6 foot candles) is not being provided to garbage storage/disposal rooms.	Throughout Building	Closed
28	Previously finished wall(s) in the public area of the property are not maintained in good repair, to include disposal rooms, service/utility rooms, compact room, sauna rooms, Fire Control Room, and throughout stairwells.	Throughout Building	Closed
29	The required guard(s) and handrails are not installed/maintained to comply with the Toronto Municipal Code, Chapter 629	Throughout Building	Substantially Co
30	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.	Throughout Building	Closed
31	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely baseboards.	Throughout Building	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
33	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times, namely roof hatch access door.		Closed
34	The floor and every appurtenance, surface cover and finish is not maintained, namely threshold.		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.**