

MLS Building Audit Program - Details

Property Address : 874 LAWRENCE AVE E

Legal Description: PLAN 4332 LOTS 31 TO 32

Roll No. : 1908102290031000000

Building : **874 LAWRENCE AVE E**

Report Date : January 17, 2020

Building Audit Date : May 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 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 177208 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jun-13	08-SEP-14	100.00%
2	Property Standards	13 177245 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	04-DEC-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 177208 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jun-13	08-SEP-14	31-Jul-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
3	The balcony, is not maintained in a safe condition. Namely; over hanging flower boxes.	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely; tuck pointing	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks	Exterior Of Building	Closed
6	The roof or one of its components is not weather tight. Namely; missing metal cladding a soffit.	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	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Closed
9	The lighting fixture is not maintained in a clean condition. Namely; missing lens cover.	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 177245 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	04-DEC-13	27-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
2	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
3	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling paint.	Laundry Room	Closed
4	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
5	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Closed
6	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
7	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	lobby	Closed
9	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	lobby	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.**