

MLS Building Audit Program - Details

Property Address : 876-878 LAWRENCE AVE E

Legal Description:

Roll No. : 1908

Building : **876 LAWRENCE AVE E**

Report Date : January 17, 2020

Building Audit Date : June 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 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 194835 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	03-SEP-14	100.00%
2	Property Standards	13 195614 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	02-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
1	Property Standards	13 194835 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	03-SEP-14	29-May-15

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Yard area(s) used for vehicular traffic or the parking or storage of vehicles are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent.	Exterior	Closed
2	Driveway(s) and/or similar areas not maintained. Namely; damaged Curb Stops.	Exterior	Substantially Co
3	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
4	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
5	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
6	The balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair.	Exterior Of Building	Closed
7	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, 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 there are no openings greater than one hundred (100) millimetres adjacent to the 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
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely; missing lens cover.	Exterior Of Building	Closed
9	Exterior window not maintained weather-tight.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely; tuck pointing.	Garage	Closed
11	The property is not being kept free of rodents, vermin, insects or other pests. Namely; remove hornets nests.	Garage	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 195614 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	02-JAN-14	30-Sep-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard is less than 1,070 millimetres high.	3rd Floor	Substantially Co
2	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
3	The electrical fixtures are not maintained in good repair, namely missing covers.	Boiler Room	Closed
4	Exterior door has defective hardware, namely defective latching hardware.	Front	Closed
5	The property is not maintained and/or kept clean in accordance with the standards, namely lint and debris, adjacent and behind appliances.	Laundry Room	Closed
6	Interior lighting fixtures or lamps are not maintained, namely missing lens cover.	Laundry Room	Closed
7	The electrical connections are not maintained in good repair, namely loose wires.	Laundry Room	Closed
8	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, coordinating devices, smoke seals, pressurized vestibules, latching devices, hinges, moulding and similar devices), namely defective self closing device.	Laundry Room	Closed
9	Exterior door has defective hardware, namely defective latching and self closing hardware.	North West	Closed
10	Interior lighting fixtures or lamps are not maintained operative at all times.	Stairway	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats and storage.	Stairway	Closed
12	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Stairway	Closed
13	Lighting in a service room is provided at less than 200 lux.		Substantially Co

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.**