

MLS Building Audit Program - Details

Property Address : 96 GERRARD ST E

Legal Description: PLAN 203 LOTS 51 AND 52 PLAN 22A PT LOTS 22 AND 23 RP

Roll No. : 1904066670017000000

Building : **96 GERRARD ST E**

Report Date : January 17, 2020

Building Audit Date : April 22, 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 155115 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-May-13	29-MAY-15	100.00%
2	Property Standards	13 155116 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-13	29-MAY-15	100.00%
3	Property Standards	13 155297 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-13	30-SEP-15	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 155116 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-13	29-MAY-15	29-May-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior landing not maintained. Namely; landing sinking.	Exterior Of Building	Closed
2	Exterior steps, not maintained. Namely; Stairs sinking	Exterior Of Building	Closed
3	The Canopy 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
4	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents 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.	Throughout Building	Closed
5	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout 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 155115 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-May-13	29-MAY-15	29-May-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Garage Area	Closed
2	The parking or storage garage ceiling are not painted white.	Garage Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates where required.	Garage Area	Closed
5	The sign(s) is not being maintained in a good state of repair.	Garage Area	Closed
6	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
7	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Garage Area	Closed
8	The parking or storage garage does not have a designated safe-exit route.	Garage Area	Closed
9	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 Area	Closed
10	Lighting in a service room is provided at less than 200 lux.	Garage Area	Closed
11	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 Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 155297 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-13	30-SEP-15	23-Sep-15

No. of defects contained within the Order : **48**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained in good repair, namely unsecured light fixture.	1st Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards, namely dust and debris behind and adjacent to appliances.	4th Floor	Closed
3	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing, namely objects and furniture adjacent to guards causing a climbable condition.	4th Floor	Closed
4	The ventilation system or unit is not kept in good repair, namely missing grate.	5th Floor	Closed
5	The electrical receptacle are not maintained in good repair, namely unsecured duplex receptacle.	7th Floor	Closed
6	Interior lighting fixtures or lamps are not maintained, namely missing exit light(s).	7th Floor	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good repair, namely unsecured grate.	9th Floor	Closed
8	The ventilation system or unit is not kept in good repair and maintained in good repair, namely unsecured grate.	10th Floor	Closed
9	The electrical fixtures are not maintained in good repair, namely unsecured heat/smoke detector.	11th Floor	Closed
10	The electrical fixtures are not maintained in good repair, namely missing cover at electrical box.	11th Floor	Closed
11	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing device.	11th Floor	Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained in good repair, namely missing handle at chute lid.	20th Floor	Closed
13	Interior lighting fixtures or lamps are not maintained, namely deteriorated and/or damaged fixture cover.	20th Floor	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	21st Floor	Closed
15	Interior lighting fixtures or lamps are not maintained, namely missing lens cover.	22nd Floor	Closed
16	The plumbing system is not kept in good repair, namely damaged and/or deteriorated laundry sink, to include adjacent cabinet and tile.	22nd Floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tiles.	22nd Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated window sills.	22nd Floor	Closed
19	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
20	The ventilation system or unit is not kept in good repair, namely missing vent cover.	Basement	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Substantially Co
22	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Basement	Closed
23	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
24	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Boiler Room	Closed
25	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North	Closed

26	The electrical connections are not maintained in good repair, namely unsecured and/or open wires.	Throughout Building	Closed
27	The electrical fixtures are not maintained in good repair, namely missing covers at electrical fixtures/boxes.	Throughout Building	Closed
28	The electrical fixtures are not maintained in good repair, namely unsecured electrical box/conduit.	Throughout Building	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged ceiling tiles.	Throughout Building	Substantially Co
30	Ceiling not maintained clean, namely stained ceiling tiles.	Throughout Building	Substantially Co
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or unsecured ceiling access panels.	Throughout Building	Closed
32	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
33	Wall(s) and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
34	Interior lighting fixtures or lamps are not maintained operative, to include missing and/or non-functioning light bulbs.	Throughout Building	Closed
35	Interior lighting fixtures or lamps are not maintained in good repair, namely missing lens covers.	Throughout Building	Substantially Co
36	Interior lighting fixtures or lamps have not been installed, namely missing light fixtures.	Throughout Building	Closed
37	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 guards conforming to the Toronto Municipal Code Chapter 629 have not been provided.	Throughout Building	Closed
38	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.	Throughout Building	Closed
39	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Throughout Building	Closed
40	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	Throughout Building	Substantially Co
41	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
42	Wall(s) and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
43	Garbage disposal room and chute system is not maintained in a clean and odour free condition.	Throughout Building	Closed
44	Garbage chute system originally installed in the multiple-dwelling is not maintained operative and in good repair, namely defective self closing devices at chute lids and missing and/or damaged fire dampers.	Throughout Building	Closed
45	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely deteriorated damaged and/or ripped carpeting.	Throughout Building	Closed
46	Floor and/or floor covering not kept in a clean and sanitary condition.	Throughout Building	Closed
47	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
48	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	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.**