

Order issued to:

10 MACEY INC
C/O METCAP LIVING MANAGEMENT INC.
260 RICHMOND ST E 300
TORONTO, ON M5A 1P4
CAN

PROPERTY STANDARDS ORDER

Issued pursuant to Subsection 15.2(2) of
the *Building Code Act, S.O., 1992 Chapter 23, as amended.*

Date issued: March 24, 2022
Folder #: 22 125793 PRS 00 IV
RN

Address to which Order Applies: 10 MACEY AVE
Legal Description: PLAN M1910 BLK B
Roll Number: 1901021120040000000

The above referenced property, which is owned by you or in which you have an interest, was inspected by a Bylaw Enforcement Officer on or about March 8, 2022. This inspection found conditions on the property which are contraventions of the standards prescribed by Toronto Municipal Code, Chapter 629, Property Standards.

You are hereby ordered to correct the contraventions listed below in order to bring this property into compliance with the prescribed standards by the dates identified for each contravention.

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
1	27.B.	Elevator - Doors Throughout where required: Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; damaged / marks on doors	Refinish Doors	25-Apr-2022
2	29.E.	Interior of Building - 14th Floor Exit Stairways: Door hardware/devices are not maintained in good repair. Namely; door handle damaged		25-Apr-2022
3	26.A.	Interior of Building - Basement Corridor and Laundry Room: The floor and every appurtenance, surface cover and finish is not maintained. Namely; damaged/missing tiles	repair damaged/ missing tiles	25-Apr-2022
4	27.A.	Interior of Building - Corridors and Exit Stairways: Wall(s) not maintained clean.	Clean walls/ refinish	25-Apr-2022
5	27.A.	Interior of Building - Corridors and Exit Stairways: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged baseboards	repair/replace	25-Apr-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
6	27.C.	Interior of Building - Exit Stairways and Corridors: Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	remove marks/ graffiti	25-Apr-2022
7	36.F.	Interior of Building - Exit Stairways and Corridors: The lighting fixture is not maintained in a clean condition. Namely; dirty lens covers	Clean lens covers	25-Apr-2022
8	27.A.	Interior of Building - Exit Stairways and Corridors: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	repair damaged walls where required	25-Apr-2022
9	27.A.	Interior of Building - Exit Stairways: Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	repair holes/damage	25-Apr-2022
10	27.B.	Interior of Building - Exit Stairways: Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; damage stairs	refinish stairs where required	25-Apr-2022
11	38.A.	Interior of Building - Exit Stairways: The heating system or unit is not in good repair and maintained in good working condition. Namely; damaged miss covers.	replace cover where required	25-Apr-2022
12	36.D.	Interior of Building - Throughout the Exit Stairways: Interior lighting fixtures or lamps are not maintained. Namely; missing lens cover		25-Apr-2022
13	35.C.	Interior of Building - Throughout where required: The electrical connections are not maintained in good working order. Namely; damaged /missing cover plate	replace cover plate	25-Apr-2022
14	39.A.	Interior of Building - Throughout where required: The ventilation system or unit is not regularly cleaned. Namely; dirty vent covers	clean covers	25-Apr-2022
15	27.B.	Interior of Building - Unit Doors: Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Unit door damaged/marked	refinish doors where required	25-Apr-2022
16	30.A.	Laundry Room: Laundry or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely; dirty behind the washers and dryers	Clean the area behind the washers and dryers	25-Apr-2022
17	27.B.	Laundry Room: Previously finished surface(s) in the public	refinish the bench	25-Apr-2022

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
		area of the property is not maintained in good repair. Namely; finish damaged on bench		
18	27.A.	Laundry Room: Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged/missing tiles	replace damaged/missing tiles	25-Apr-2022

Order issued by:

Name: Ted Katsiroumpas **Telephone:** 647-333-5126 **Email:** ted.katsiroumpas@toronto.ca

Address: 1530 Markham Road, 3rd Floor

Contacting the Investigating Officer

If you wish to speak to the investigating officer directly, you may do so in accordance with the contact information provided at the top of this document. **However**, if you have difficulty reaching the officer for any reason, you may contact our *Investigation Support Unit at 416-396-7228*, Monday to Friday between the hours of 8:00 AM to 4:30 PM.

Appeal Procedure

An owner or occupant who has been served with an order made under subsection 15.2(2) and who is not satisfied with the terms and conditions of the order may appeal to the Property Standards Committee by sending a notice of appeal by registered mail to:

Property Standards Committee, Scarborough Panel, City Clerk's Office
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

on or before April 12, 2022, stating your grounds for appeal. A \$288.75 non-refundable fee is required (make certified cheque or money order payable to Treasurer, City of Toronto).

In the event that no appeal is made within the above time frame, the Order shall be deemed to be confirmed and shall be final and binding upon you.

You are further advised that, all correspondence received and collected by the City of Toronto relating to an appeal is maintained for the purpose of creating a record that is available to the general public under section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

Inspection Fees

Should compliance to this Order not be achieved as specified, inspection fees will be charged in accordance with Municipal Code Chapter 441 - Fees and Charges, Appendix C - Schedule 12. Chargeable inspections will be invoiced every 30 days. This fee is subject to an annual inflationary increase.

Remedial Action

Where it has been determined that the necessary repairs have not been completed in accordance with this Order, the City of Toronto may cause the property to be repaired, in addition to any possible court action. The costs of such action and any other applicable fee may be registered as a lien on the land and shall be deemed municipal property taxes. Additionally, the Clerk of the Municipality may add the costs to the collector's roll. Collection will occur in the same manner, with the same priority as municipal real property taxes.

Method of Repair

All repairs and maintenance of property required by the standards prescribed by the Code shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

Required Permits

Where a permit is required to undertake any repair required to conform with the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit. Please contact your local **Toronto Building Services office by calling 311**. In addition, information related to the requirements for a permit can also be found at http://www.toronto.ca/building/building_permits.htm.

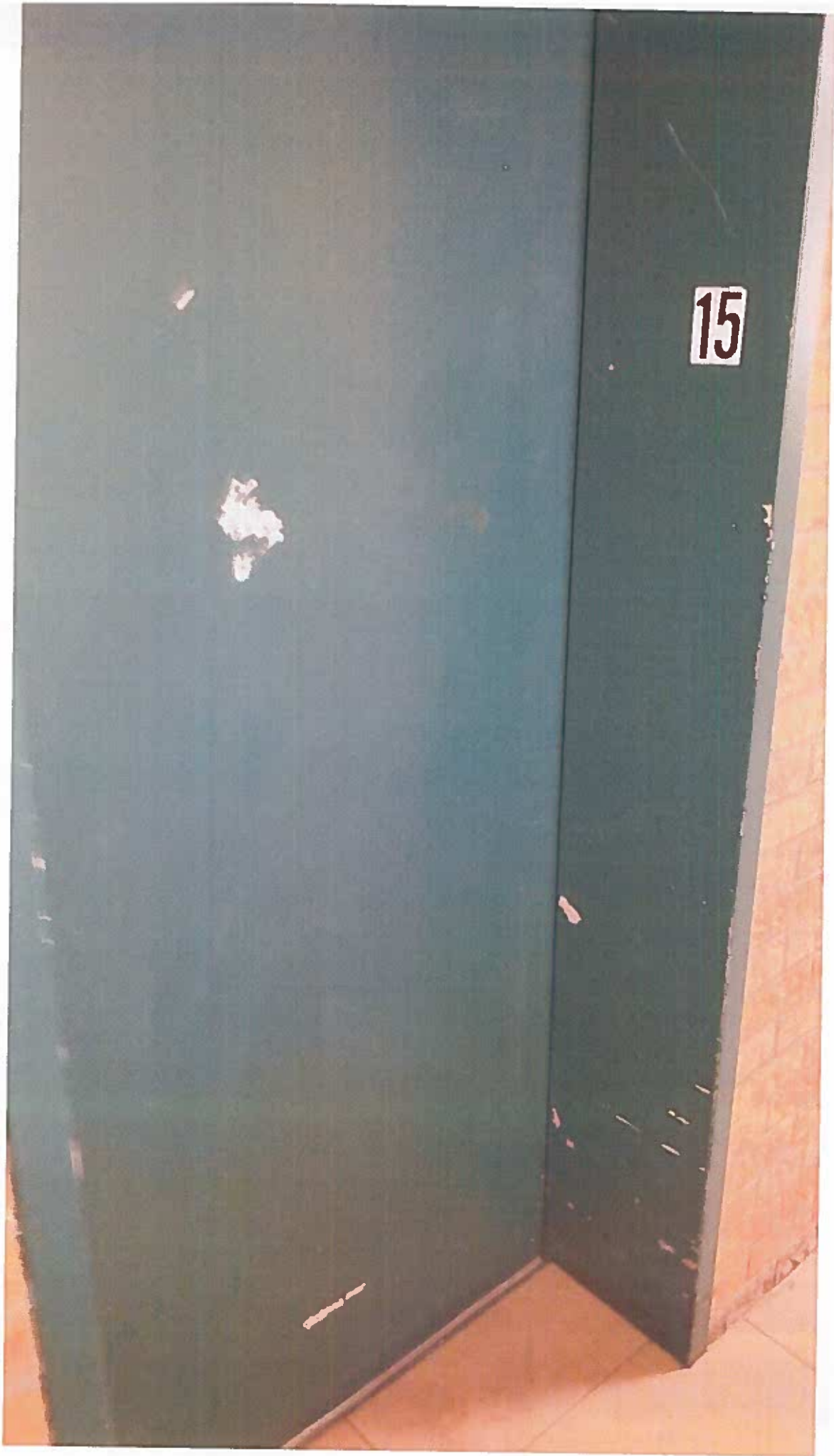
Hiring Building Contractors/Trades People

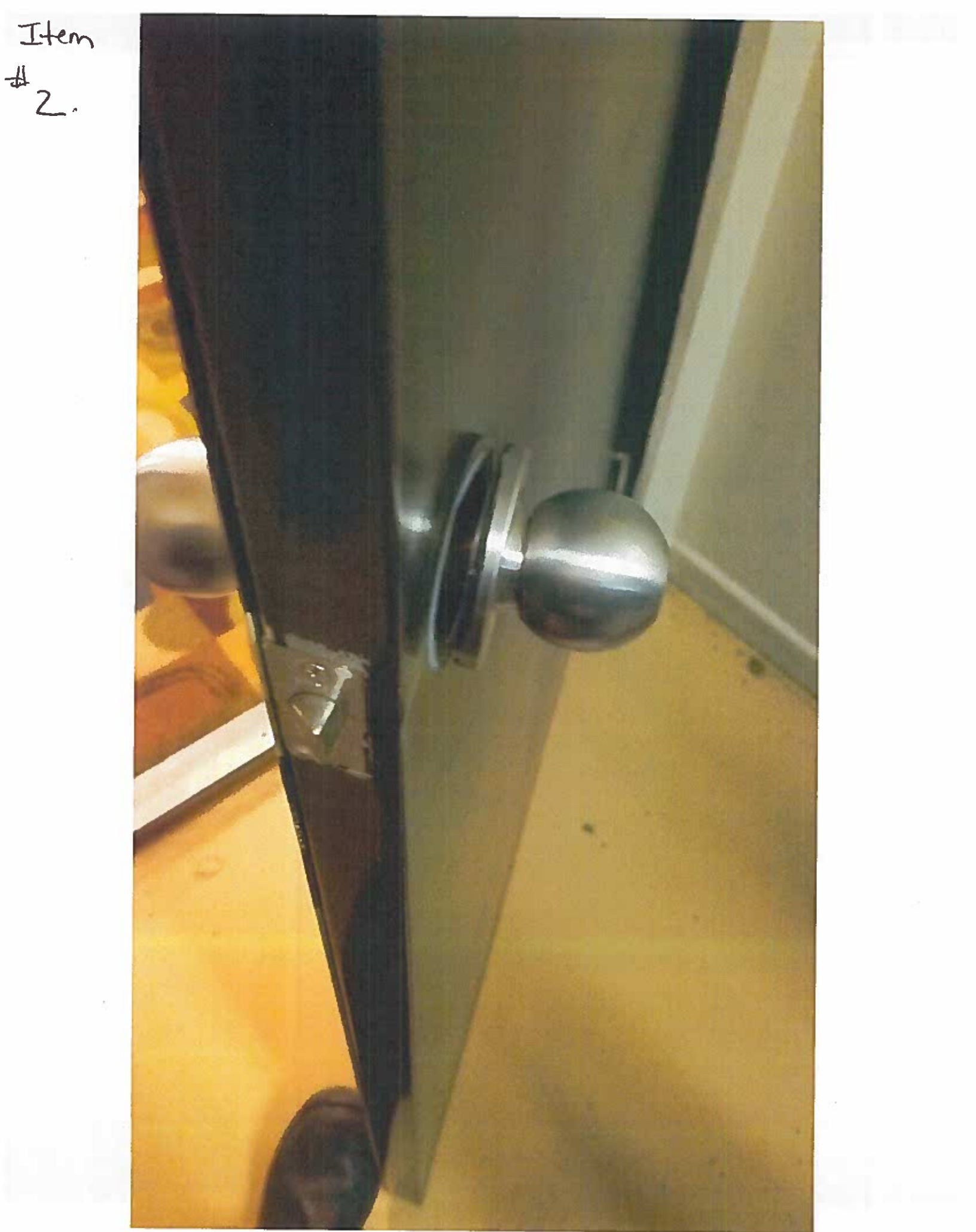
An owner or operator shall demonstrate that they have retained or used the services of a certified tradesperson where required by law, for activities including but not limited to servicing heat, ventilation, air conditioning and plumbing systems. Please ensure that any contractor you may hire has the required license(s). For further information you can contact Municipal Licensing and Standards, Licensing Services East York Civic Centre, 850 Coxwell Avenue, Third Floor, Toronto ON M4C 5R1 Licensing Services Call Centre: (416) 392-6700 or <http://app.toronto.ca/LicenceStatus/setup.do?action=init>

Note:

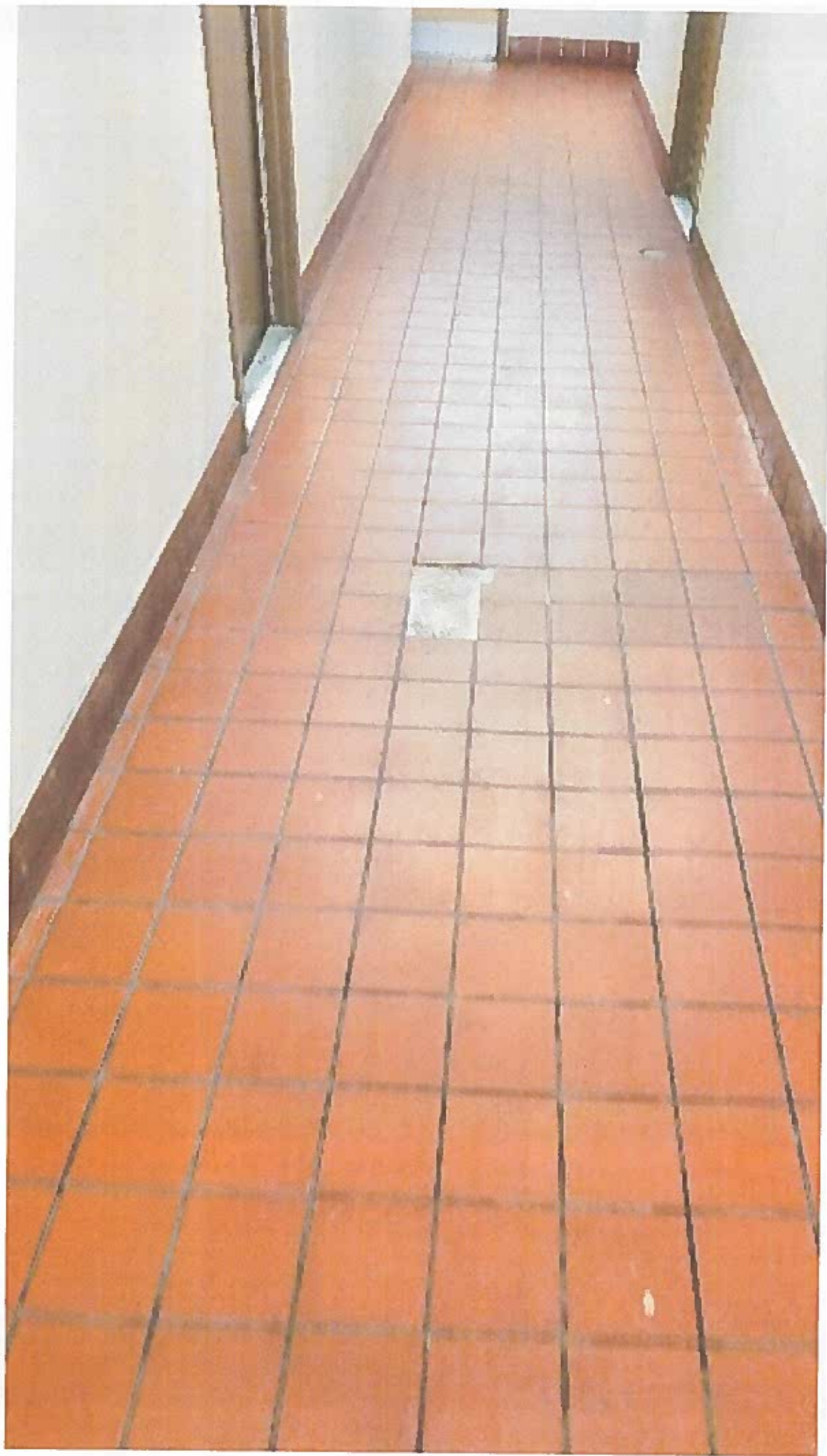
- Failure to comply is an offence which could result in a fine. [Building Code Act, 1992, s. 36]

Item
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Item
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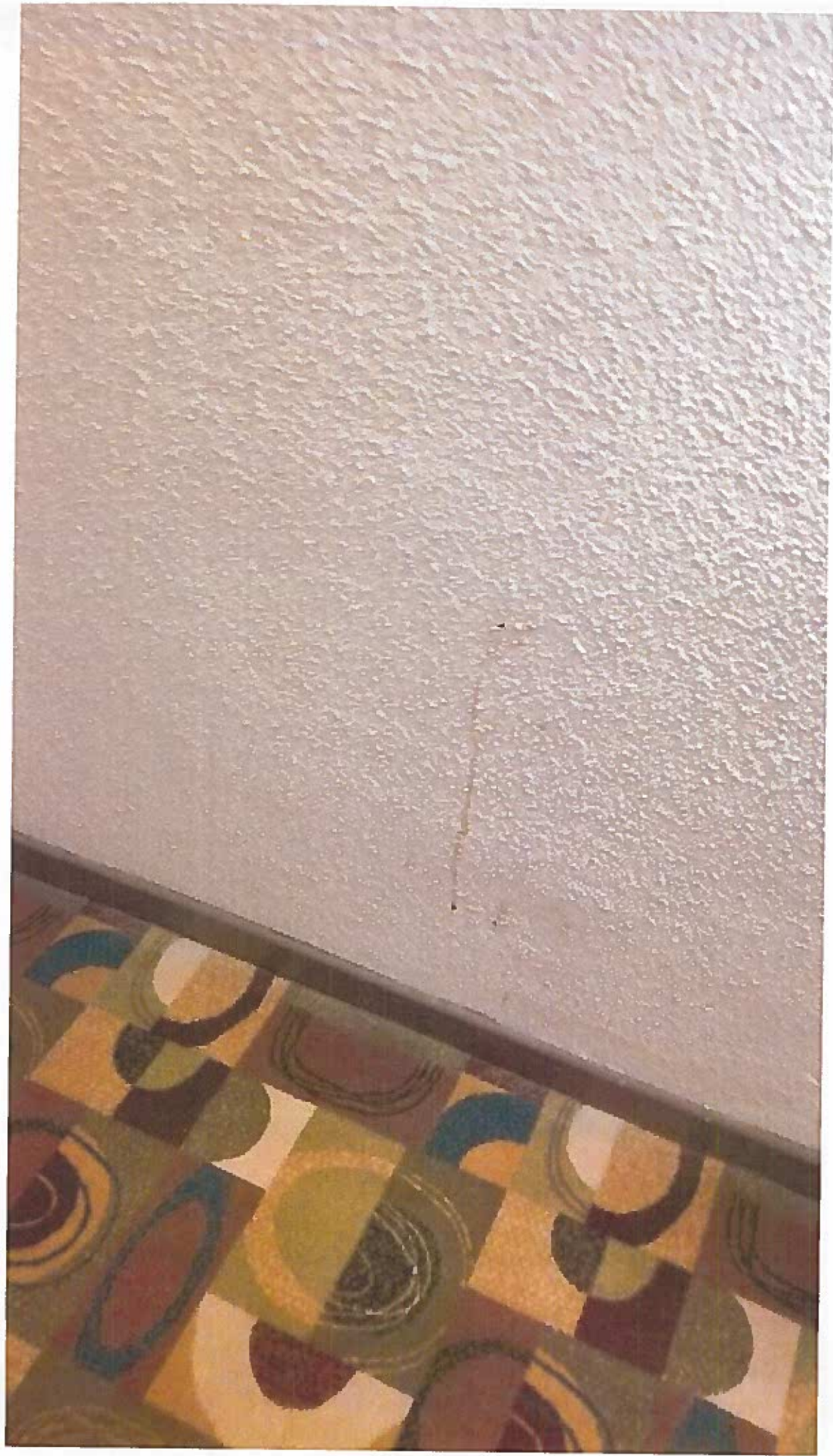
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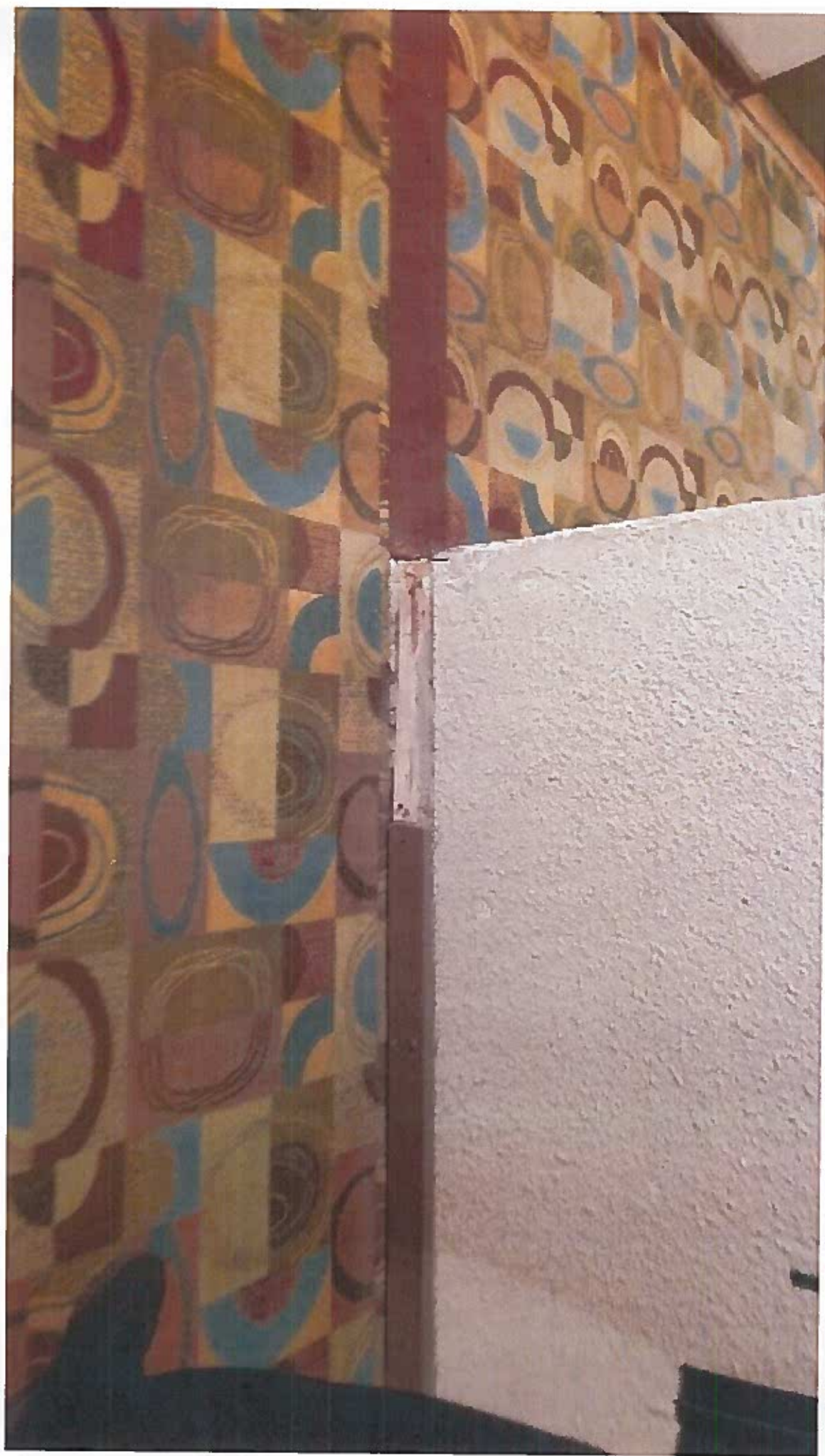
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Item
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Item #6



Item # 6



Item
#7



Item
7



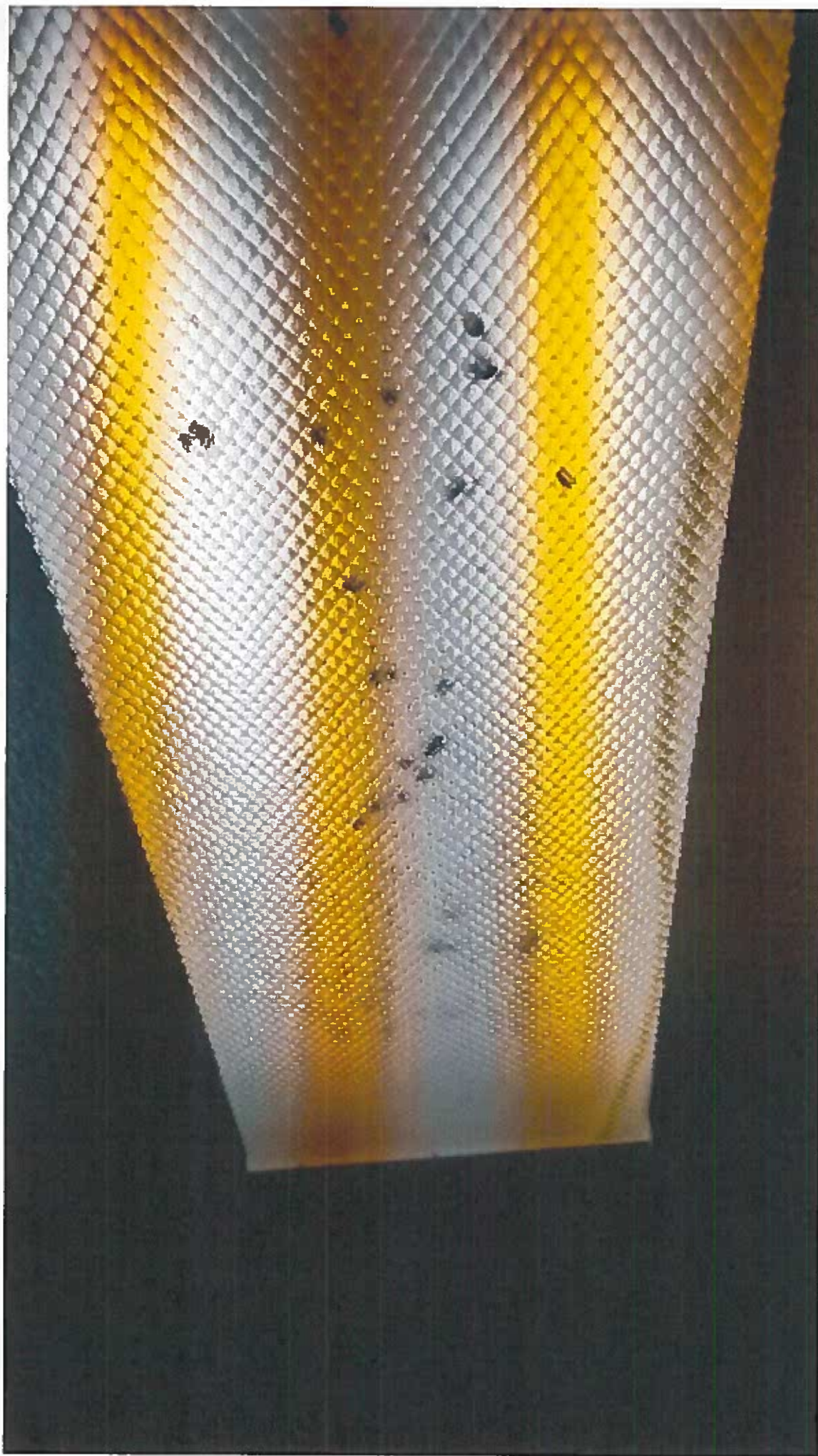
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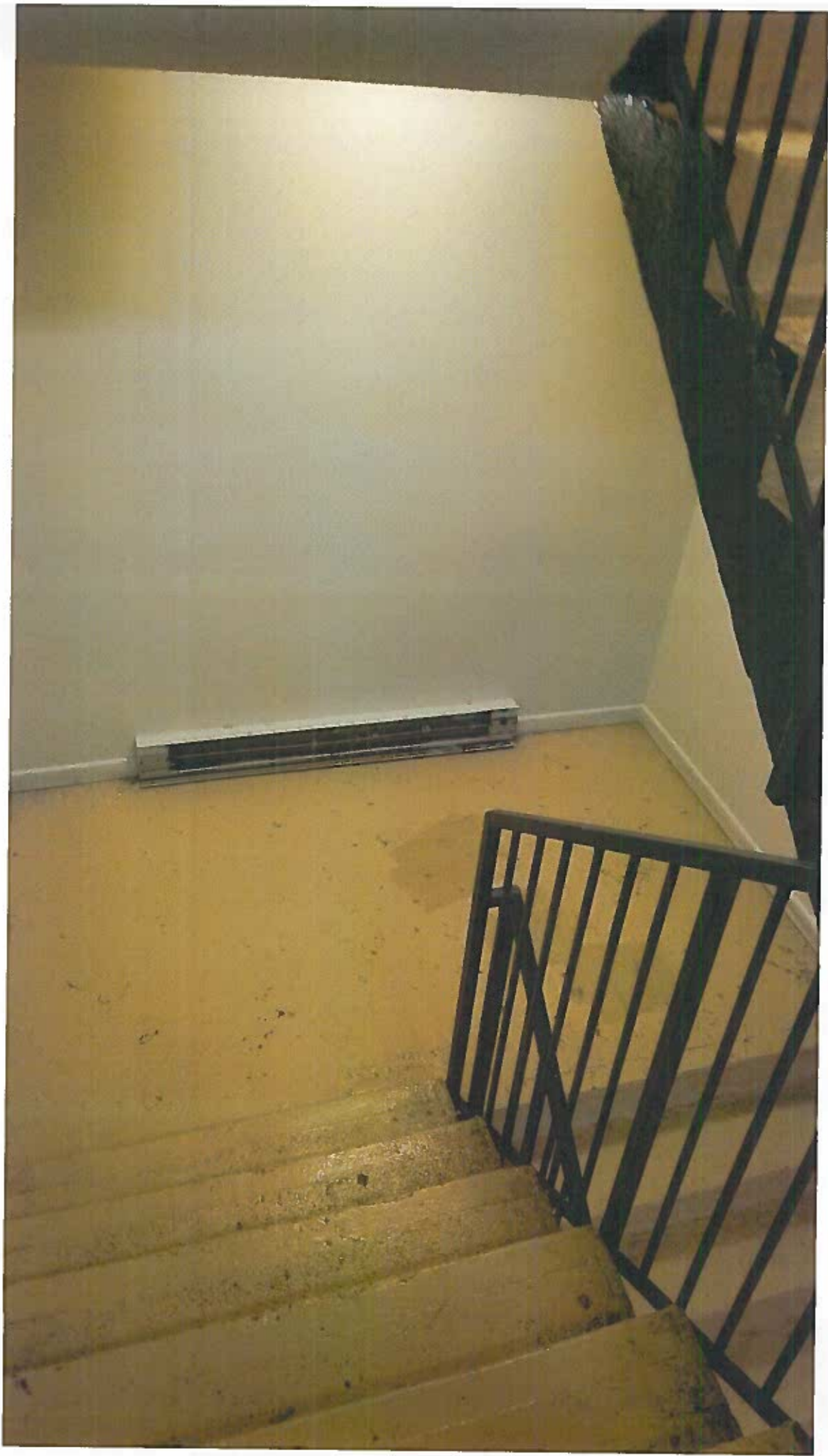
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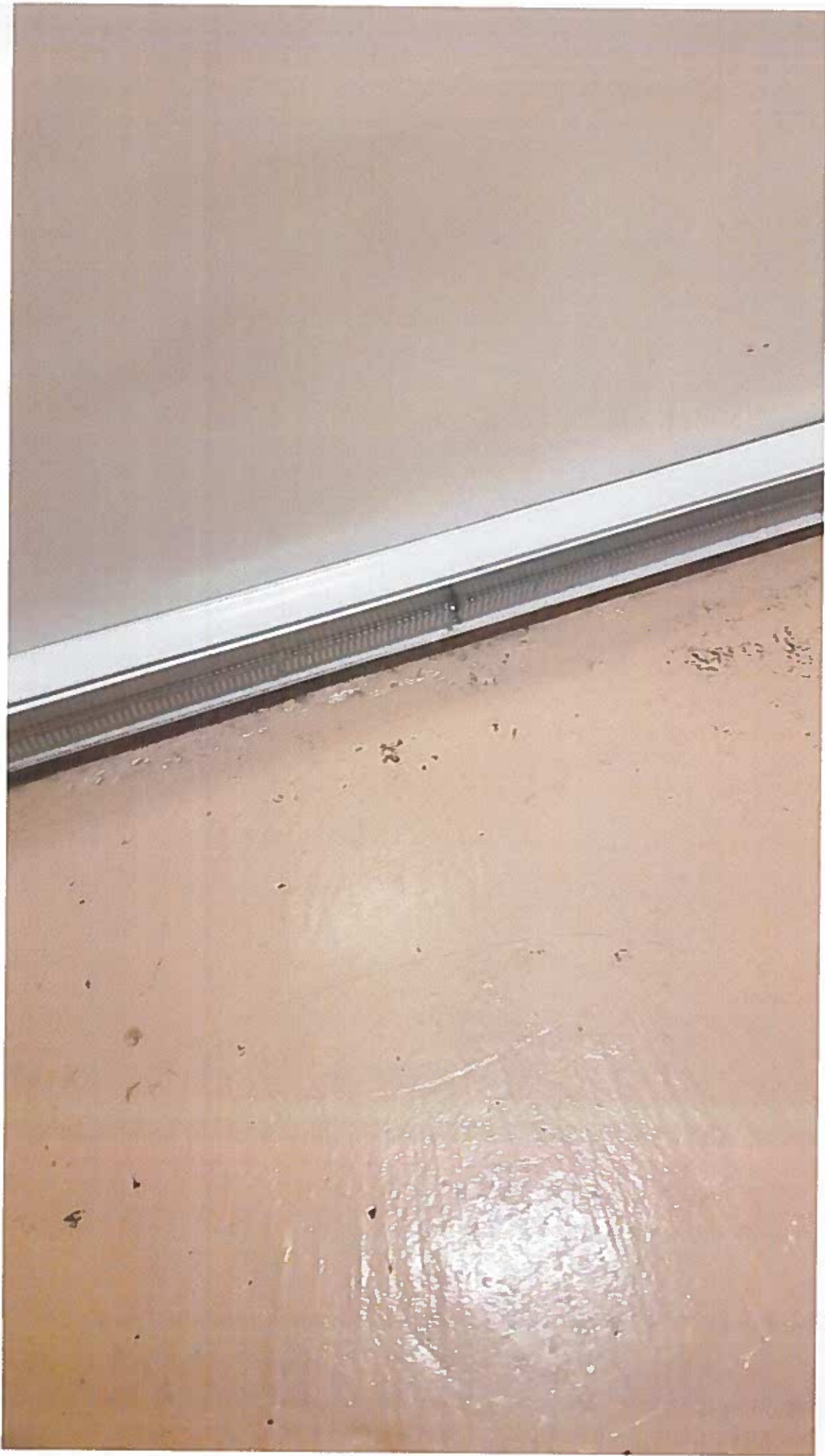
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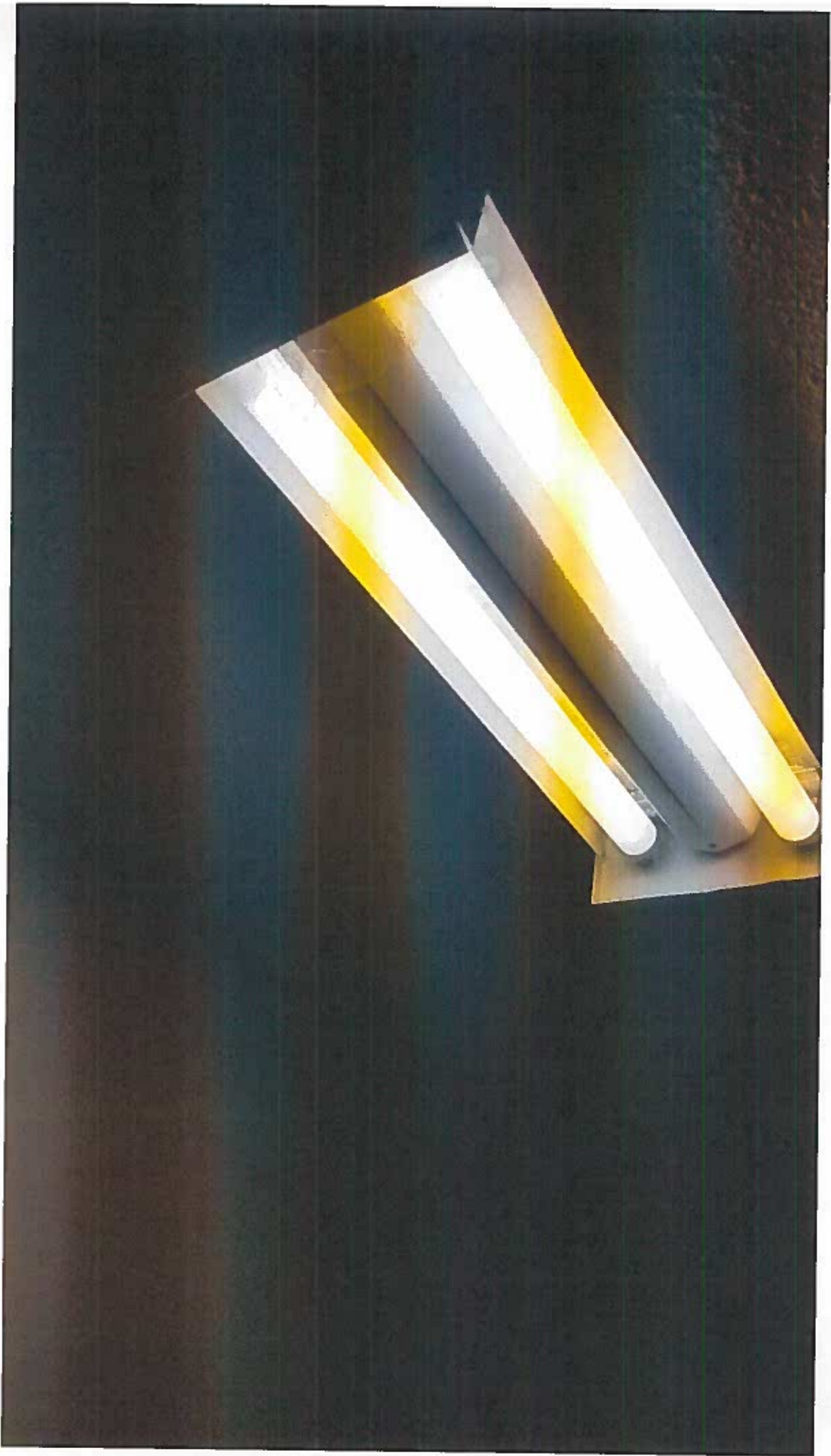
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Item
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Item
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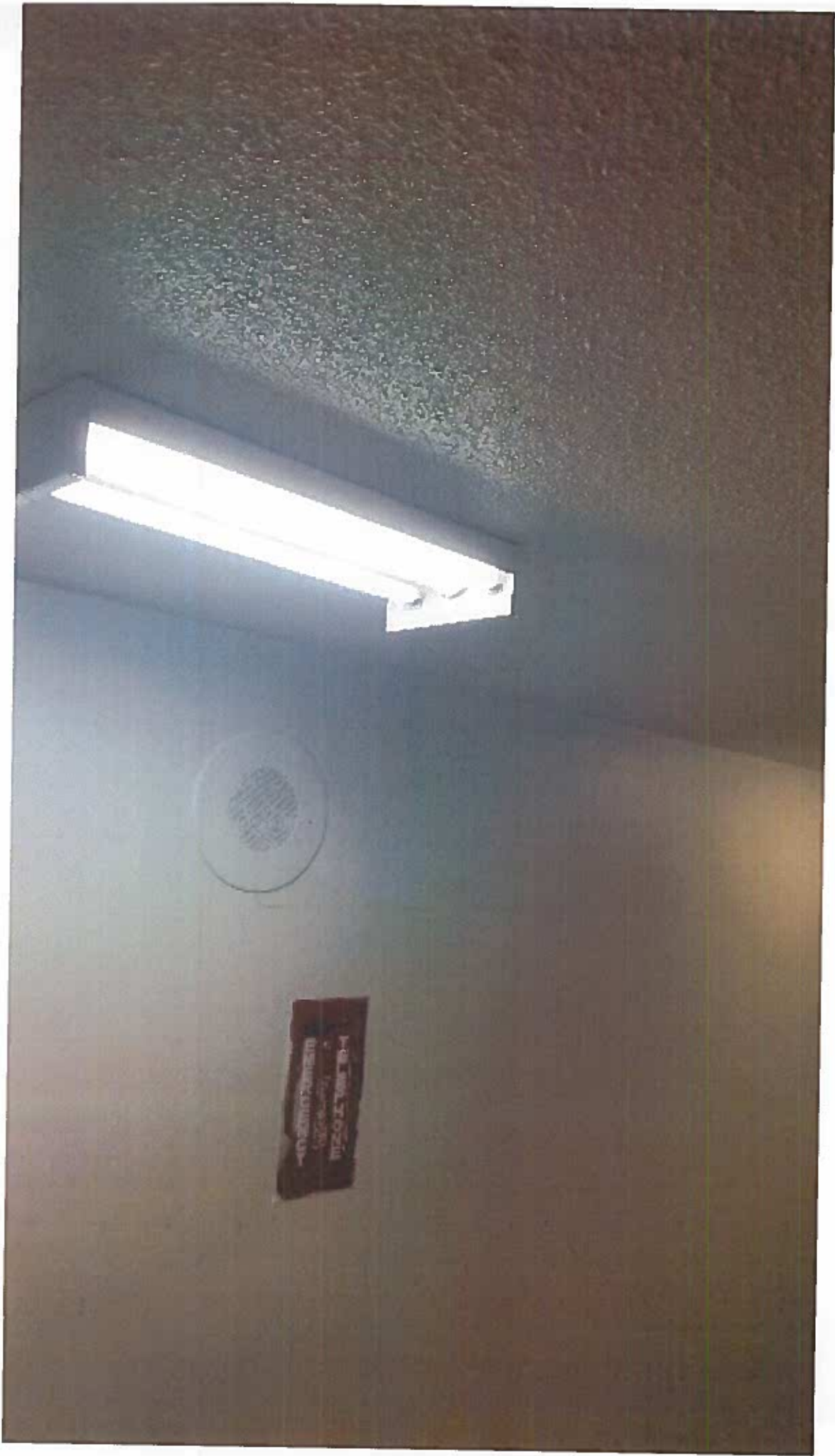


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Item
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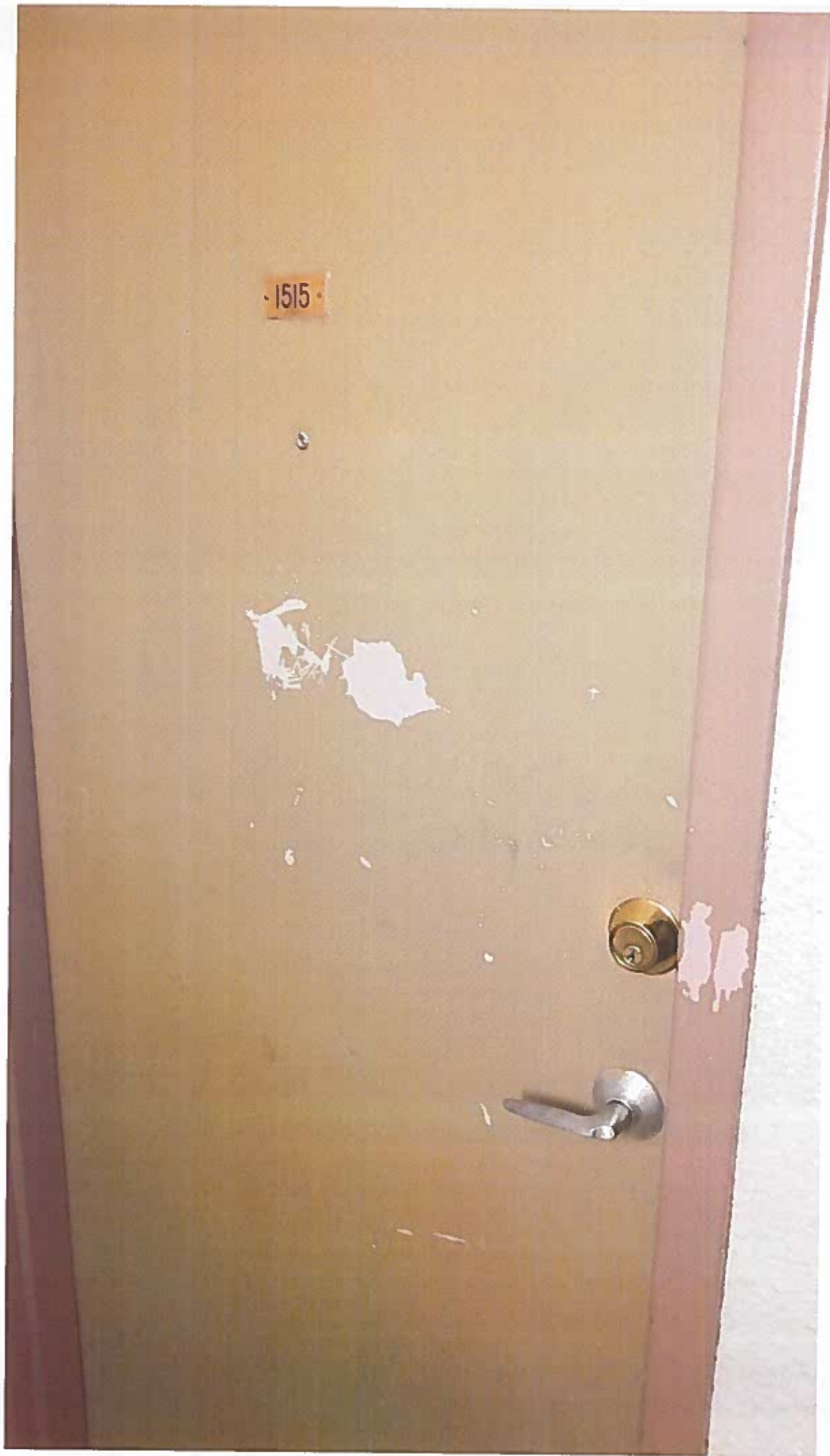
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Item
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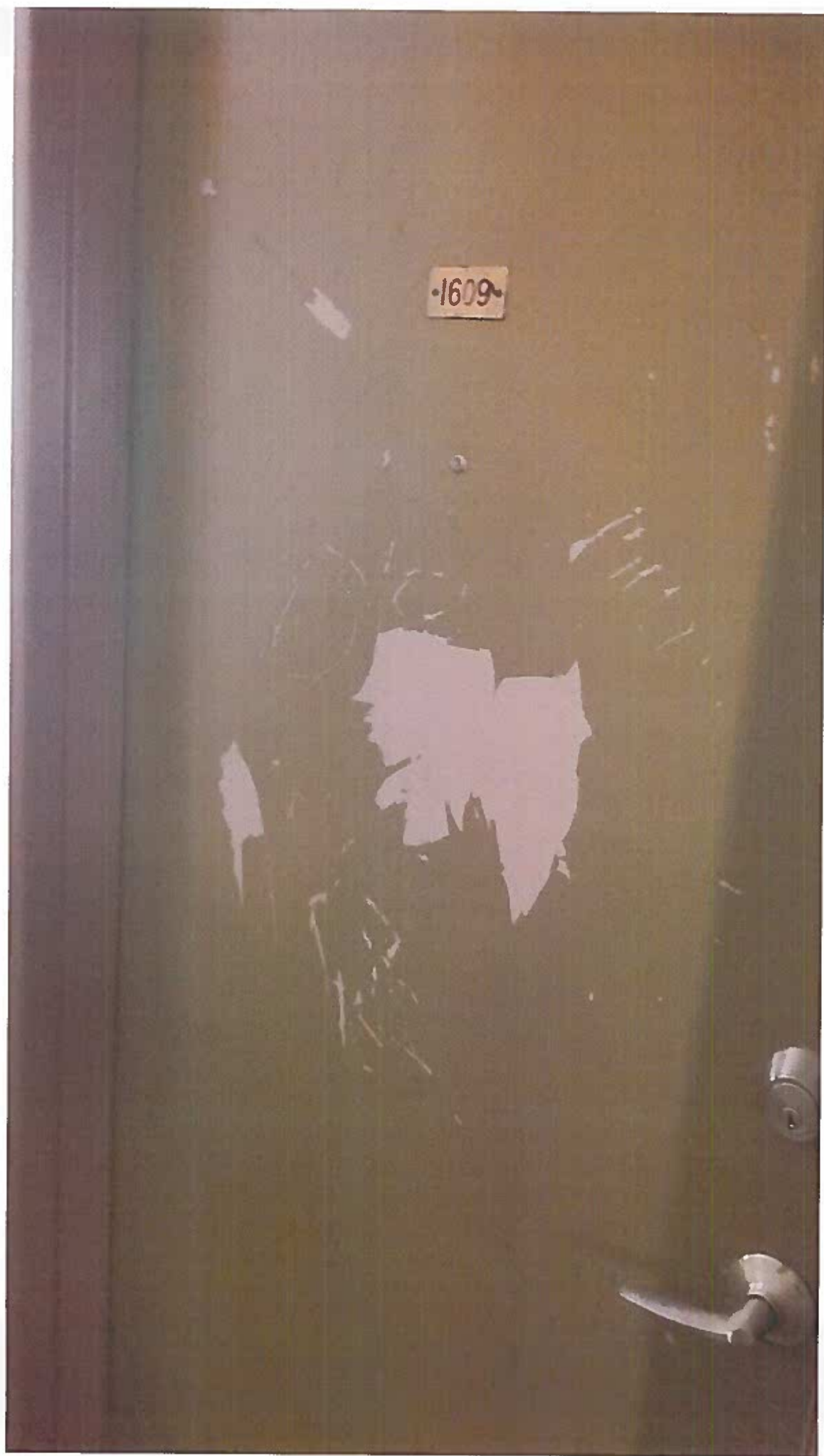


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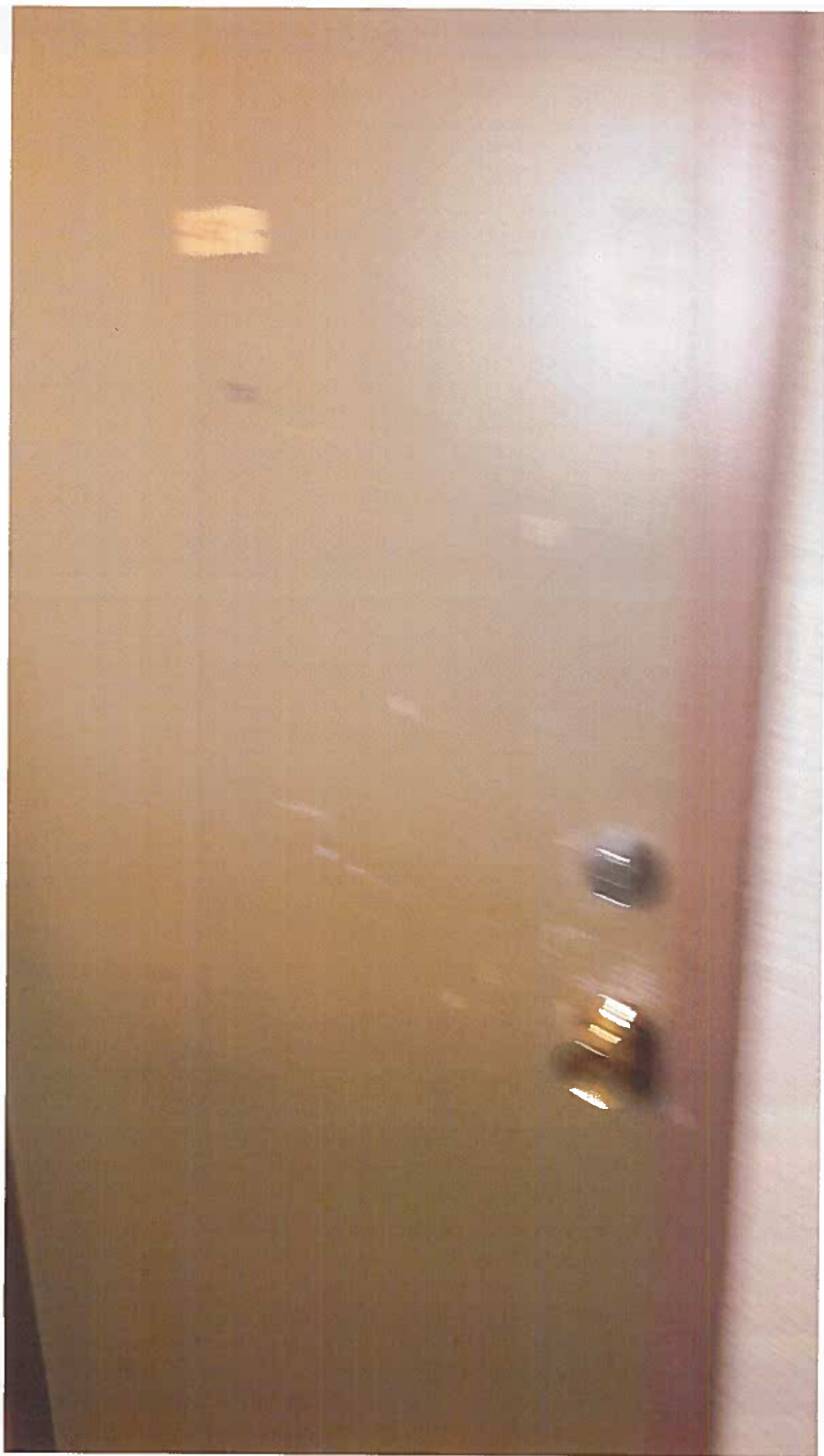
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Item
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Item
#18

**HIGH EFFICIENCY
WASHERS.
DO NOT USE MORE
THAN $\frac{1}{4}$ CUP
OF DETERGENT.**

