

# Apartment Building Evaluation

Rental Standards Program



Community Services  
Specialized Housing Enforcement  
3235 Mavis Road  
Mississauga, Ontario, L5C 1T7  
Tel: 905-615-4311  
[RentalStandards@mississauga.ca](mailto:RentalStandards@mississauga.ca)  
[Mississauga.ca/RentalStandards](https://Mississauga.ca/RentalStandards)

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Date of Evaluation: October 3, 2025

**SCORE: 76%**

**Next Evaluation: 2027**

Address: 1665 BLOOR ST

Enforcement Officer: Essam Sorisho

This report has been prepared based on the above referenced apartment building evaluation pursuant to the City of Mississauga Rental Standards program.

The scoring and comments contained herein are based on observations of the visible and accessible parts of components relating to maintenance practices and standards using criteria developed by the City. This report does not represent an exhaustive list of possible violations of applicable statutes and by-laws.

As an owner of an apartment building, you are responsible for ensuring compliance with the Ontario Fire Code, the Ontario Building Code, the Planning Act and other applicable statutes or regulations in relation to this property, whether any such requirements have been identified in this document or not. Should you wish to review any City of Mississauga by-laws, they are available to be viewed at <https://www.mississauga.ca/by-laws>.

In the event that the evaluation resulted in an audit or if enforcement action was undertaken by the City, you will receive specific instructions separate from this report. It is strongly recommended that you take necessary steps to remedy any deficiencies that have been identified below. Note that two consecutive one year evaluation scores will result in an audit of the apartment building.

If you have any questions relating to this report, please contact Rental Standards at [rental.standards@mississauga.ca](mailto:rental.standards@mississauga.ca) or call (905) 615-4311.

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## Exterior

<b>Grounds</b>	
Evaluated	Yes
State of Repair	Fair
Cleanliness	Good
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	<p>Unlicensed vehicle in parking space 44 .            Fresh lines painted in parking lot .            Grass is freshly cut .            Garbage and refuse area is clean and organized.            Damage step north side by stairwell exit door.            2 Concrete walkway slabs are cracked on north side exit door path.            East side floor to exit door damaged.            Metal object protruding from ground beside pine tree at east side of the building.            New lighting in driveway near main entrance .            No municipal number observed on the main entrance of the building.</p>

<b>Amenities</b>	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A
Comments	

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<b>Building</b>	
Evaluated	Yes
State of Repair	Fair
Cleanliness	Good
Pest Prevention	Fair
Enforcement Action	Yes
Comments	<p>Paint peeling on balcony ceiling north side upper levels , 6<sup>th</sup> floor and 3<sup>rd</sup> floor. Broken window near unit 103. Broken window second floor over unit 103. Exposed rebar North side over stairwell exit. West side first floor damaged window screen. Paint peeling south side balcony ceiling second floor. Paint peeling 3<sup>rd</sup> and 4<sup>th</sup> and 5<sup>th</sup> floor balcony ceiling on the south side of the building. Pigeons observed on 8<sup>th</sup> and 9<sup>th</sup> floor south side balconies. More balconies observed with paint peeling and in the south side of the building.</p>

<b>Roof</b>	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A
Comments	

## Interior

<b>Lobby</b>	
Evaluated	Yes
State of Repair	Fair
Cleanliness	Fair
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	<p>Graffiti observed in lobby on wall. Missing tile from the wall in lobby. Ceiling is damaged in lobby by stairs. Lighting in good working order. Buzz code system in working order. Dirty floors under baseboard heater. Windows are dirty.</p>

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<b>Elevators</b>	
Evaluated	Yes
State of Repair	Fair
Cleanliness	Good
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	Elevator number 2 is out of order at the time of inspection. All lighting and buttons in working order.

<b>Stairwells</b>	
Evaluated	Yes
State of Repair	Fair
Cleanliness	Good
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	Dirty windows throughout the west side stairwell. Wall damaged behind door to PH East side. Baseboard on 10.5 East and 7.5 west peeling off wall. Missing baseboard east side 7 <sup>th</sup> floor stairwell and 5.5 east, 5 <sup>th</sup> floor and 3 <sup>rd</sup> floor. Paint peeling of wall in stairwells 2.5. East side. Paint peeling from stairs in stairwells area between 3 <sup>rd</sup> and second floor east side. Paint chipping over exit door to 2 <sup>nd</sup> floor west side stairwell. Dust and cobwebs in stairwell ceiling second floor to first floor.

<b>Hallways</b>	
Evaluated	Yes
State of Repair	Good
Cleanliness	Good
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	Unit PH14 doorstep is cracked also units 609, 612, 207, and 210. New lighting in hallways. Loose ceiling cover near unit 701. Hole in wall near unit 507. Wall damaged near unit 411. Unit 312 doorknobs are damaged, loose. Floor carpet is very clean and in good state of repair. Hallway walls look freshly painted and clean. All electrical outlets are in good state of repair.

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<b>Mechanical &amp; Service Room</b>	
Evaluated	Yes
State of Repair	Good
Cleanliness	Very Good
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	Hole in ceiling in boiler room. All lighting in working order. No signs of clutter or debris. Tools and supplies were well organized and stored properly.

<b>Storage &amp; Locker Room</b>	
Evaluated	Yes
State of Repair	Good
Cleanliness	Good
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	Ceiling damage in locker room near exit to hallway. Items were found to be stored properly. All lights in good working order.

<b>Washrooms &amp; Laundry Room</b>	
Evaluated	Yes
State of Repair	Fair
Cleanliness	Fair
Pest Prevention	Very Good
Enforcement Action	Yes
Comments	Dirty windows in laundry room. 1 Light is not working properly, blinking. 1 Dryer is out of order. Walls and floor were in good state of repair. No sign of garbage and debris on the floor.

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<b>Amenities</b>	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A
Comments	

<b>Refuse Storage Room</b>	
Evaluated	Yes
State of Repair	Very Good
Cleanliness	Very Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	The garbage compactor area was clean and tidy. No signs of pest and no bad odour.

<b>Parking Garage</b>	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A
Comments	

## Administrative

<b>Tenant Notification Board</b>	
Evaluated	Yes
Compliance	Very Good
Enforcement Action	No
Comments	All in order.

<b>Procedures</b>	
Evaluated	Yes
Compliance	Very Good
Enforcement Action	No
Comments	All in order

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<b>Plans</b>	
Evaluated	Yes
Compliance	Very Good
Enforcement Action	No
Comments	All in order.

<b>Record Keeping</b>	
Evaluated	Yes
Compliance	Very Good
Enforcement Action	No
Comments	Records kept in filing cabinet. All in order