Apartment Building Evaluation

Rental Standards Program

Community Services
Specialized Housing Enforcement
3235 Mavis Road
Mississauga, Ontario, L5C 1T7
Tel: 905-615-4311
Rental.Standards@mississauga.ca
Mississauga.ca/RentalStandards

Date of Evaluation: September 18, 2025

SCORE: 89%

Next Evaluation: 2027

Address: 304 LAKESHORE RD E

Enforcement Officer: Matt Runions

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 or call (905) 615-4311.

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Exterior

Grounds	
Evaluated	Yes
State of Repair	Good
Cleanliness	Very Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	- No lines painted in the rear parking lot on the north side. - Down spout not extended 3' past the building on the north side.

Amenities	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A

Building	
Evaluated	Yes
State of Repair	Good
Cleanliness	Very Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	- Broken window west side, 2nd floor. - Broken window south side, 2nd floor.

Roof	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A

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Interior

Lobby	
Evaluated	Yes
State of Repair	Good
Cleanliness	Very Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	- Minor scuffs on walls and floors.

Elevators	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A

Stairwells	
Evaluated	Yes
State of Repair	Good
Cleanliness	Very Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	- Minor paint damage to the railings throughout. - Minor scuff marks on the walls throughout.

Hallways	
Evaluated	Yes
State of Repair	Good
Cleanliness	Very Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	- No municipal address number posted on door of unit 11

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Mechanical & Service Room	
Evaluated	Yes
State of Repair	Good
Cleanliness	Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	- Paint missing, flaking, damage on the walls and floor. - Large hole in the back wall. - Small accumulation of dust and dirt on the floor.

Storage & Locker Room	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A

Washrooms & Laundry Room	
Evaluated	Yes
State of Repair	Good
Cleanliness	Good
Pest Prevention	Very Good
Enforcement Action	No
Comments	- Minor dust and lint buildup behind and between the washing machines. - Hole between the wall and the ceiling.

Amenities	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A

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Refuse Storage Room	
Evaluated	No
State of Repair	Not Evaluated
Cleanliness	Not Evaluated
Pest Prevention	Not Evaluated
Enforcement Action	N/A

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

Administrative

Tenant Notification Board	
Evaluated	Yes
Compliance	Good
Enforcement Action	No
Comments	- Previous evaluation results not posted.

Procedures	
Evaluated	Yes
Compliance	Very Good
Enforcement Action	No

Plans	
Evaluated	Yes
Compliance	Very Good
Enforcement Action	No

Record Keeping	
Evaluated	Yes
Compliance	Very Good
Enforcement Action	No