

APARTMENT BUILDING EVALUATION

IN THE CITY OF TORONTO

G. RAFAEL MARINEZ CEDANO



AGENDA

- Overview
- Objective
- Results
- Recommendation

Are you agree with the idea that time is money?

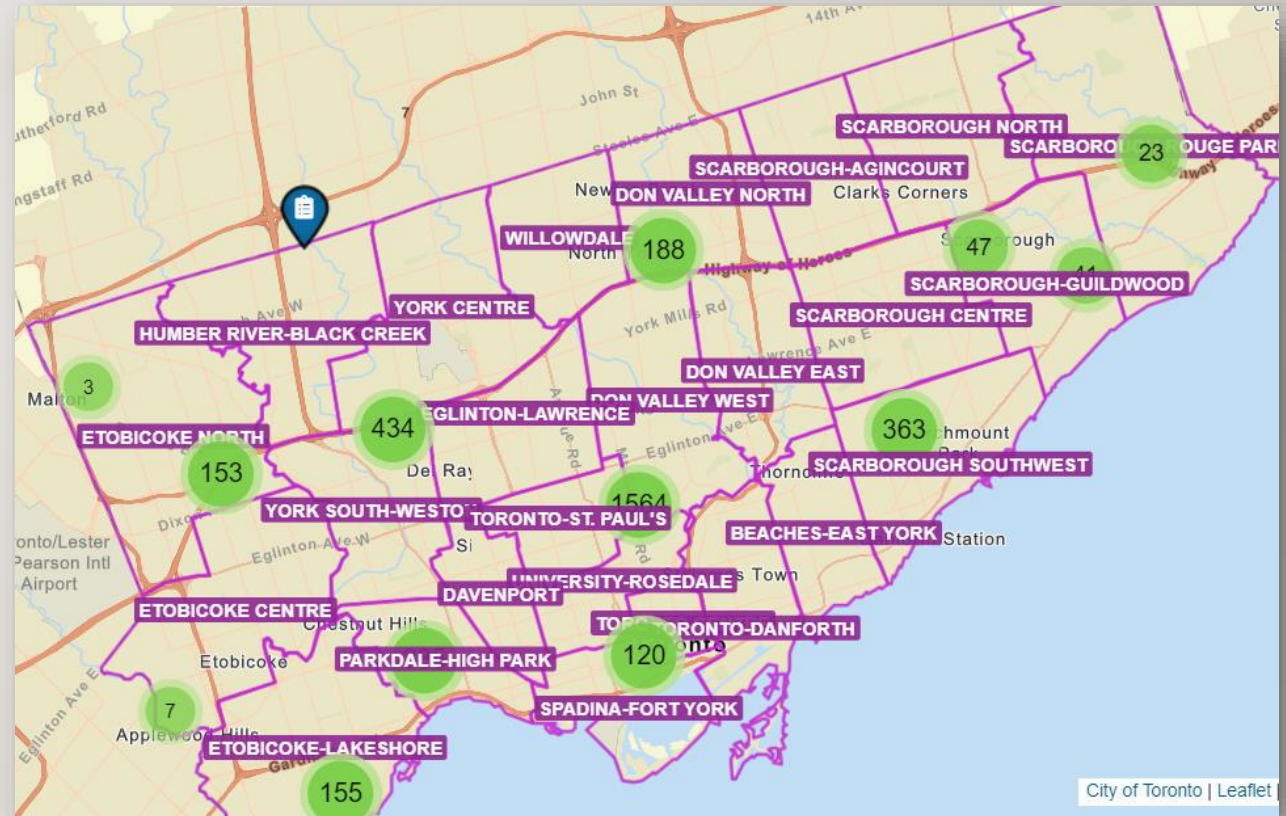


OVERVIEW

- Is a priority for the city Ensuring that tenants live in safe and well-maintained buildings.
- More than 30 % of Toronto residents are renters.
- In 2017 created the **RentSafeTO** program.
- The Program works under the regulation **of Property Standards Bylaw** of the City of Toronto.
- Promote the engagement and access to tenants information.

OBJECTIVE

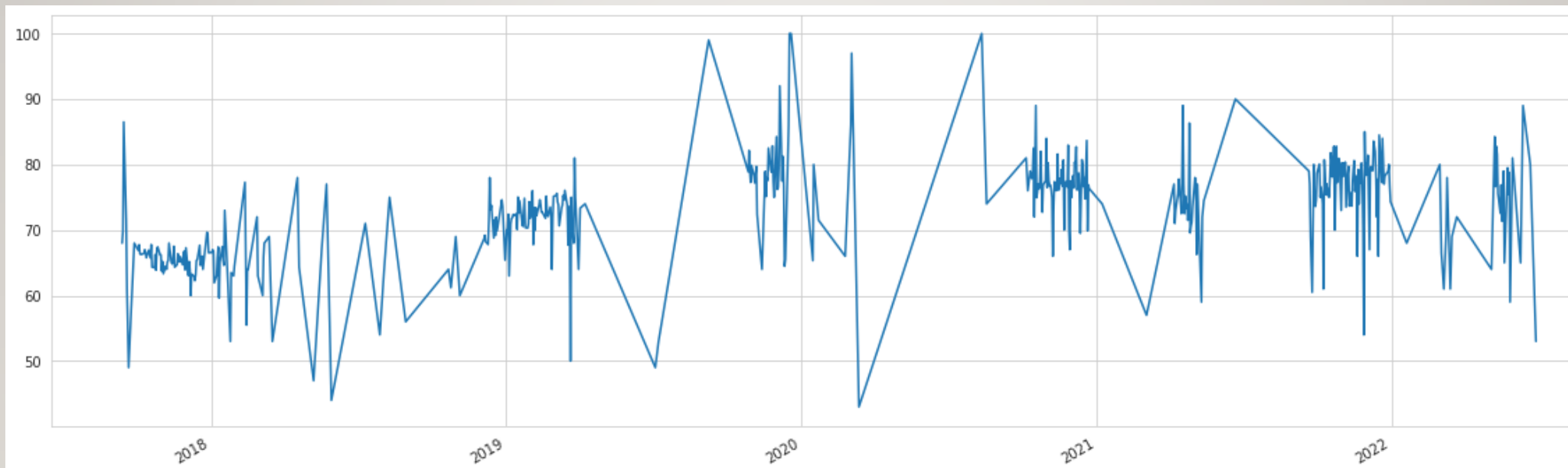
Analyze and identify how to improve the stakeholder building evaluation scores. Using the evaluations from 2017 to date.



RESULTS



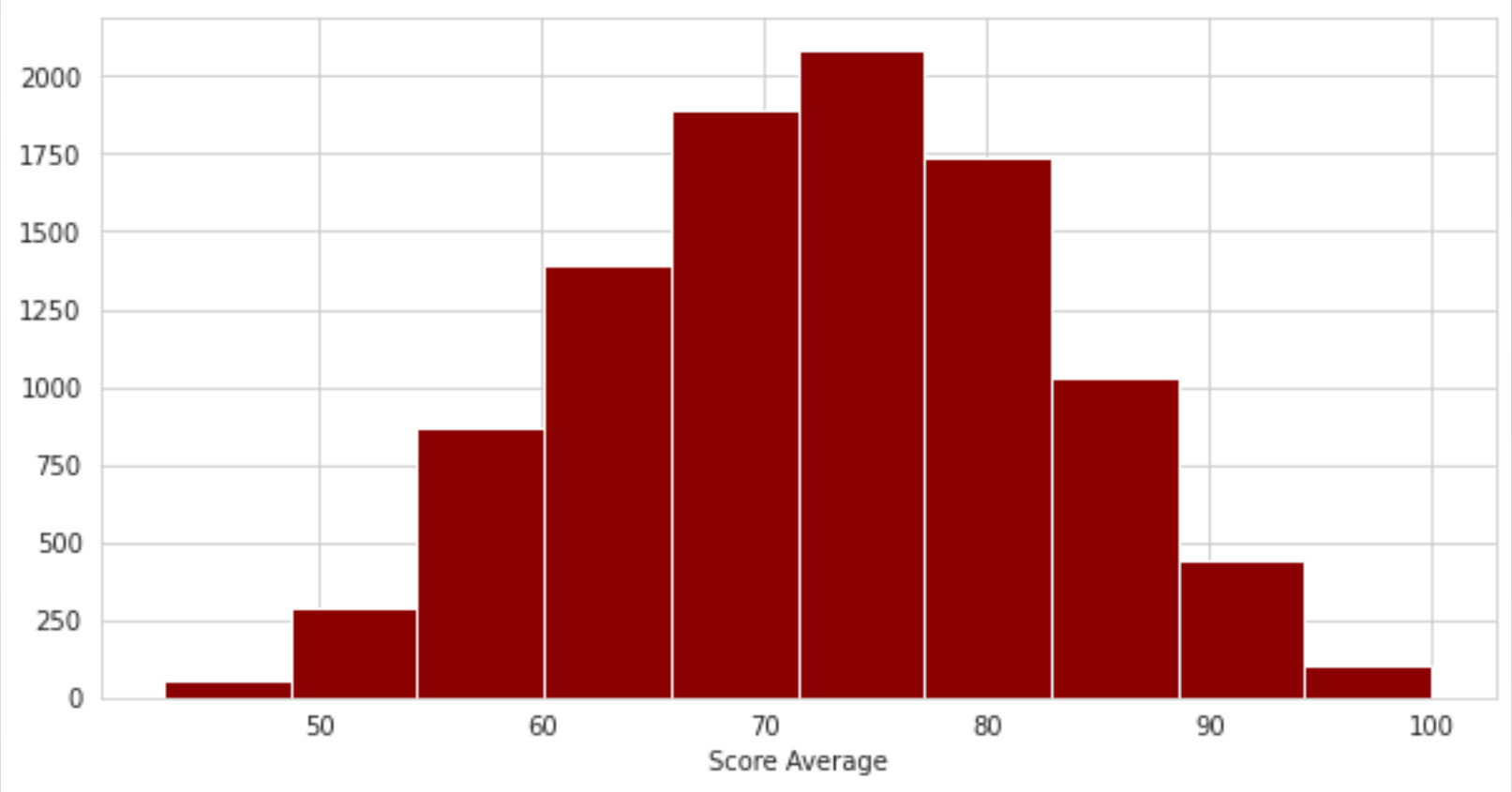
Taking into consideration the trends of past years and the current economic factors, the building evaluation score could decrease more than 2 points in relation to last year.



Score behavior from 2017 to 2022

Table No.I

Average and Median building evaluation scores		
	2021	2022
Average	77.6	72.4 ↓
Median	79	73 ↓



RECOMMENDATION

Considering that **RentSafeTO** evaluates approximately more than 20 areas in a building.

And after analyze the relationship of each of them with the final **score**. we recommend to Building owners, Real estate companies and Stakeholders should highlight at least 8(*Table No.2*) areas as a priority to achieve a final score above average.

Table No.2

Priority Building Areas	
Security	Entrance lobby
Exterior grounds	Interior lighting level
Entrance lobby	Interior wall ceiling floor
Stairwells	Exterior cladding