December 27th, 2021

To Whom It May Concern:

Re: Toronto Standard Condominium Corporation No. 1906
1040 The Queensway, **Unit 106,** Toronto, Ontario

As requested, we are pleased to enclose a Status Certificate for the above-noted suite along with a Certificate of Insurance, the Financial Statement, Budget and other related documentation of the condominium.

Unit purchasers (and their solicitors) are encouraged to notify, in writing and/or by fax, this Corporation at its current mailing address on page 1 hereof immediately following the completion of transfer of title and change of ownership to the Unit(s). Until and unless such notification is provided to the Corporation, its records shall remain in the name of the present owner as prescribed under c.19, s.47(2)-(6) of the *Condominium Act, 1998* and the new Owner will not receive notices of any meetings and other written communication from the Corporation.

To ensure the highest standard of accuracy in the keeping of ownership records, in accordance with Section 47(2) of the *Condominium Act, 1998*, we require the purchaser's lawyer to provide us with a photocopy of Page 1 of the Transfer Deed detailing all unit, parking and locker information as applicable. The new owner should complete and return to the Management Office the enclosed Pre-Authorized Payment Plan form, by mail to Toronto Standard Condominium Corporation No. 1906, c/o ICON Property Management Ltd., 365 Evans Avenue, Suite 601, Toronto, ON M8Z 1K2, together with a void cheque as soon as possible. A regular cheque for the common expenses (maintenance fees) for the first month after closing should also be provided.

If it is the intention of the purchaser to rent his/her unit, please ensure that the enclosed Summary of Lease or Renewal form is completed and returned to the Management Office.

Sincerely,

Per: Christy Plaitis *
ICON Property Management Ltd.

**Executed pursuant to the Electronic Commerce Act (Ontario)*

Status Certificate
Condominium Act, 1998
(Under subsection 76 (1) of the *Condominium Act, 1998*)

Toronto Standard Condominium Corporation No. 1906 (known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. **Mailing Address:** 1040 The Queensway, Toronto, ON M8Z 0A7

2. **Address for Service:** 1040 The Queensway, Toronto, ON M8Z 0A7

3. **Property Manager**: **Michael Zanon and Christy Plaitis** ICON Property Management
Address: 365 Evans Avenue, Unit 601, Etobicoke, ON M8Z 1K2

Telephone: 416-236-7979 **Fax**: 416-236-7977

4. **The Directors and Officers of the Corporation are**:

Name	Position	Address for Service
Renato Cavalhier	President	365 Evans Avenue, Unit 601, Etobicoke, ON M8Z 1K2
Shalini Ramnarine	Director	365 Evans Avenue, Unit 601, Etobicoke, ON M8Z 1K2
Gillian Suckling	Treasurer	365 Evans Avenue, Unit 601, Etobicoke, ON M8Z 1K2

Common Expenses
5. The Owner of **Unit 6 Level 1 (Suite 106), Parking Unit 6 Level A, Parking Unit 300 Level B, and Bicycle/Storage Unit 162 Level A @ 1040 The Queensway, Toronto, Ontario** of **Toronto Standard Condominium Corporation Plan No. 1906** registered in the Land Registry Office for the Land Titles Division of Toronto **is not in default in the payment of common expenses.** The information contained herein is subject to the common expense payments being received and clearing the bank.

6. A payment on account of common expenses in the amount of **$741.69** is due on **January 1, 2022** for the period **January 1, 2022 to the end of the month.** This amount includes the amount of any increase since the date of the budget of the Corporation or the current fiscal year as described in paragraph 10.

Please note that the unit is separately metered for hydro and is not included in the common element fees. It is the owners responsibility to arrange for hydro service to the unit.

7. The Corporation has the amount of **$NIL** in prepaid common expenses for the unit.

8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit.

Budget
9. The budget of the Corporation for the current fiscal year is accurate and may result in a surplus of $NIL, provided that it is possible that unforeseen expenses or expenses beyond the control of the Corporation may require adjustment to the budget before year end.

10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been increased.

11. Since the date of the budget of the Corporation for the current fiscal year, the Board HAS NOT levied any assessments against the unit(s) to increase the contribution to the Reserve Fund or the Corporation's operating fund or for any other purpose.

12. The Corporation has NO knowledge of any circumstances that may result in an increase in the common expenses for the said unit during the budget period, except:
Please see paragraph 19 relating to a dispute with the shared facilities..

Reserve Fund
13. The Corporation's Reserve Fund amounts to **$2,263,026** of November 30, 2021, unaudited.

14. The most recent Reserve Fund Study conducted by the Board, dated May 27, 2020 was prepared by McIntosh Perry Limited.

15. The balance of the Reserve Fund at the beginning of the current fiscal year was **2,083,945.** In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the Reserve fund in the current fiscal year is **$362,762** and the anticipated expenditures to be made from the Reserve Fund in the current fiscal year amount to **$382,640**.The Board anticipates that the Reserve fund will be adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.

16. The Board has sent to the owners a notice dated May 2020 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.

17. There are no plans to increase the Reserve Fund, as in the attached Reserve Fund Study Summary, under a plan proposed by the Board under subsection 94 (8) of the *Condominium Act*, *1998,* for the future funding of the Reserve Fund.

Legal Proceedings, Claims
18. There are no outstanding judgments against the Corporation.

19. The Corporation is not a party to any proceedings before a court of law, an arbitrator or an administrative tribunal, except:

The Corporation is a party to a Shared Facilities Agreement with TSCC 1944 ("TSCC 1944"), and there is currently a dispute between the two corporations. The Corporation has issued a Notice of Mediation on TSCC 1944 pursuant to section 132 of the Condominium Act, 1998. The dispute is related to the property management, the shared budget, and expired service contracts. The Corporation has suspended payments of its proportionate allocation of the shared expenses. These payments are being directed to and held in trust at the offices of Shibley Righton LLP, the Corporation's legal counsel, pending the outcome of the mediation/arbitration process.

The Corporation does not believe that this action will result in additional costs beyond the expenses necessary to complete a mediation and possible arbitration.

20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the declaration and description, where the court has not made the order.

21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act.*

22. There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.

Agreements with Owners Relating to Changes to the Common Elements
23. The unit is not subject to any agreement under clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner.

The person requesting the Status Certificate must assume responsibility to inspect the premises and confirm that any alteration complies with provisions contained in Clause 98(1) (b) of the Condominium Act, 1998.

Leasing of Units
24. The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that twenty-nine (29) units were leased during the fiscal year preceding the date of this status certificate. We understand there are more units leased, however the Corporation has not received any notification.

Substantial Changes to the Common Elements, Assets or Services
25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in a service of the Corporation that are substantial and that the board has proposed but has not implemented, and there are no proposed installations of an electric vehicle charging system to be carried out in accordance with subsection 24.3 (5) of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998.*

Insurance
26. The Corporation has secured all policies of insurance that are required under the *Condominium Act, 1998*.

27.-32. N/A – Phase/ Vacant Land/ Leasehold
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Attachments
33. The following documents are attached to this status certificate and form part of it:

a) a copy of the current declaration, by-laws and rules;
b) a copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and the auditor's report on the statements;
c) a list of all current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit;

d) a certificate or memorandum of insurance for each of the current insurance policies;
e) a copy of a notice dated **May 2020** containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study.

Rights of Person Requesting Certificate
34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements listed in subparagraph 33 (c) at a reasonable time and at a reasonable location.

2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

3. Anyone seeking to rely upon this status certificate should make himself/herself familiar with the Corporation's Declaration, By-laws and Rules.

35. **In-Suite Alarms** (if applicable)**:** All in-suite alarm systems, including any portions thereof that might be attached to the patio doors constitute a maintenance and repair responsibility of the unit owner, notwithstanding that such alarm systems may be monitored by the Corporation's general security desk.

36. **Unit Owner Identification:** Upon ownership of a unit being transferred, it is the responsibility of the purchaser to advise the Corporation, in writing, of the purchaser's name and address for service. It is preferable that this information be provided to the Corporation immediately following the transfer of ownership of the unit. Until this notice is received in writing by the Corporation, the Corporation cannot recognize the purchaser as the owner of the unit in the records of the Corporation. The Corporation will not be responsible for any compromise of the purchaser's rights vis-à-vis the Corporation, or for any costs, losses or damages incurred by the purchaser as a result of any delay in providing this information.

THIS STATUS CERTIFICATE IS VALID SUBJECT TO ALL COMMON EXPENSE PAYMENT CHEQUES CLEARING THE BANK

Dated at Toronto this 27th Day of December, 2021

For: Toronto Standard Condominium Corporation No. 1906

Per: Christy Plaitis *

I have authority to bind the Corporation

**Executed pursuant to the Electronic Commerce Act (Ontario)*

TSCC 1906 Status Certificate Unit 106 Dec 27 2021

Final Audit Report 2021-12-27

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