

Whitehill RESIDENTIAL

11/11/2021

308-131 Torresdale Avenue
North York, Ontario
M2R 3T1

RE: STATUS CERTIFICATE REQUESTED

Re: Unit: 308 in The Hemispheres II

To Whom it may concern,

Payment was received in our office for the attached Status Certificate.

When you are finished with these documents, please pass them on to the new Owner(s).

Dear New Owner,

Please notify the Whitehill Residential at "2650 Meadowvale Blvd. Mississauga ON L5N 6M5
by email: cynthia@whitehillresidential.com with the following information:

- 1. New Owner's name, current address and telephone number for service**
- 2. Possession Date**
- 3. Particulars pertaining to the Mortgagee, if applicable**
- 4. Copy of Transfer Title Deed**
- 5. Pre-Authorization payment information to pay monthly common element fees.**

Should you require any further information or clarification on the above matters, please do not hesitate to contact the Cynthia Delembert at cynthia@whitehillresidential.com

Whitehill Residential

As agents for and on behalf of The Hemispheres II



Cynthia Delembert 647-956-6828

STATUS CERTIFICATE
UNDER SUBSECTION 76 (1) OF THE CONDOMINIUM ACT, 1998

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 584

Known as the "**Corporation**" certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: 131 Torresdale Ave. North York, ON. M2R 3T1
2. Address for Service: 131 Torresdale Ave. North York, ON. M2R 3T1
3. Property Manager: Florin Dragomirescu
Email: florin@whitehillresidential.com
Address: 2650 Meadowvale Blvd. Unit 15 Mississauga ON. L5N 6M5
Telephone number: 647-956-6828
4. The directors and officers of the Corporation are:

| Name | Position | Address for Service | Telephone |
|-------------------|----------------|---|--------------|
| Elena Ostrovskaya | Secretary | 131 Torresdale Ave. North York, ON. M2R 3T1 | 647-956-6828 |
| Andrew Winter | President | 131 Torresdale Ave. North York, ON. M2R 3T1 | 647-956-6828 |
| Angela Pelz | Vice President | 131 Torresdale Ave. North York, ON. M2R 3T1 | 647-956-6828 |
| Carol Gold | Director | 131 Torresdale Ave. North York, ON. M2R 3T1 | 647-956-6828 |
| Kristen Gouchie | Director | 131 Torresdale Ave. North York, ON. M2R 3T1 | 647-956-6828 |
| Yevgeny Kulakov | Treasurer | 131 Torresdale Ave. North York, ON. M2R 3T1 | 647-956-6828 |

Common Expenses

5. The owner of Unit **8** Level **3** (131 Torresdale Avenue, North York, Ontario, M2R 3T1 and parking unit no(s). P9B and/or lockers unit no(s). N/A) of **Metropolitan Toronto Condominium Corporation No. 584**, registered in the Land Registry Office for Land Titles Division of **Toronto**, is not in default in the payment of common expenses
This clause is subject to any cheques or pre-authorized payments issued by the owner of the unit clearing the bank.
6. A payment on account of common expenses for the unit in the amount of **\$ 1,038.31** is due on **1st December 2021** for the period **01/12/2021** through to **31/12/2021**. This amount includes associated parking unit fees, if any. This amount includes the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10.
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 an operating surplus or a deficit of up to 0% of the current operating budget, which is considered to be within the normal range.
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 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 said unit. **Except: 1) The reserve fund contributions are increasing as per the attached Notice of Funding or RFS summary.**

Reserve Fund

13. The Corporation's Reserve Fund amounts to **\$2,936,481.70** as of **31/09/2021**.
14. The most recent reserve fund study conducted by the Board was a **Class II** Study dated **May 4, 2020** and prepared by **Building Sciences Inc.**. The next reserve fund study update will be completed in 2023.
15. The balance of the reserve fund at the beginning of the current fiscal year was **\$2,450,730.33**. 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 **\$722,773.00**. The board anticipates that the reserve fund **will** be adequate in the current fiscal year for the expected costs.
16. 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 under a plan proposed by the board under subsection 94(8) of the Condominium Act, 1998, for the future funding of the reserve fund. **Except: see attached Notice of Funding Plan**

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not a party to any proceeding before a court of law, an arbitrator or an administrative tribunal save and except for an action brought against the Corporation and Royal Landscaping Inc. (a contractor providing services to the Corporation) in the amount of \$120,000, Special Damages in the amount of \$80,000, Prejudgment interest and Costs of the Action on a substantial indemnity basis, plus HST, relating to a slip and fall at the

Corporation's property on or about January 22, 2018. The claim has been forwarded to the Corporation's insurer and a defense counsel is being assigned by the insurer.

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.
23. The unit is not subject to any agreement under clause 98 (1)(b) of the Condominium Act, 1998 relating to additions, alterations or improvements made to the common elements by the unit owner, however additions, alterations or improvements may have been prior to May 5, 2001, the date that the Condominium Act 1998 came into effect.

Note: Unauthorized changes to the common elements are not permitted and the Corporation reserves its right to require the registered owner(s) from time to time of the unit to remove unauthorized changes and restore the common elements to their original condition at the cost of the owner(s).

The Corporation is not responsible to repair, maintain or insure any additions, alterations or improvements made by an owner to the common elements (change) unless such responsibility is set out in an agreement under clause 98(1) (b) of the *Condominium Act, 1998* as referred to above.

Where the Corporation is not responsible as referred to above, the registered unit owner from time to time is responsible to maintain, repair and insure the change and may be liable for any loss, cost, damage or personal injury that may arise with respect to such change.

There may be other items of which the Corporation is unaware which the responsibility of the unit owner(s) is. It is the responsibility of unit purchasers to satisfy themselves as to any change for which they are responsible and may be liable, and which they may be required to remove at their own expense.

Leasing of Units

- 24 The Corporation has received notice under section 83 of the Condominium Act, 1998, that ten (10) units were leased during the fiscal year preceding the date of this status certificate

Substantial changes to the common elements, assets or services

25. The corporation did not receive nor approve any alteration agreement from the unit owner with regards to 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.:

Insurance

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

Sections 27 through 32 do not apply to this Condominium Corporation

Attachments

33. The following documents are attached to this certificate and form part of it:

- (a) A copy of the current declaration, by-laws and rules which include an occupancy standards by-law;
- (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 the owner of the unit;
- (d) A certificate or memorandum of insurance for each of the current insurance policies;
- (e) A copy of all applications made under section 109 of *the Condominium Act, 1998* to amend the declaration or description for which the court has not made an order;

| | |
|--|------------------------------------|
| Whitehill Residential Corporation | DAS Landscaping (Landscape) |
| G4S (Security Services) | Trident Elevators |
| Carrier (HVAC) | Rogers Cable |
| Orkin (Pest Control) | Atlas Overhead Doors |
| Sentinel Fire (fire safety) | Jadaco Pools |
| E&G Alarm System (fire panel monitoring) | |
| M & G Maintenance Services (cleaning/ janitorial) | |
- (f) A copy of the schedule that the declarant has delivered to the board setting out what constitutes a standard unit, if there is no by-law of the Corporation establishing what constitutes a standard unit;
- (g) A copy of all agreements, **if any**, described in clause 98 (1) (b) of the Act that bind the unit; **See attached Blanket Section 98 Agreement. NONE**
- (h) A Form 15 Notice of Future Funding has been sent to the owners.
- (i) A copy on an order appointing an inspector under section 130 of *the Condominium Act, 1998* or an administrator under section 131 of *the Condominium Act, 1998*.
NONE
- (j) A copy of the disclosure statement that the Corporation has received from the declarant under subsection 147 (5) of *the Condominium Act, 1998* with respect to the phase that contains the unit unless the declarant has completed all phases described in the disclosure statement and the declarant does not own any of the units in phases

except for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property; **NONE**

(k) A copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998; **NONE**

Rights of person requesting certificate

34. The person requesting this certificate has the following rights under subsection 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 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 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 labour and copying charges.

DATED AT THIS NOVEMBER, 11, 2021

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 584

Wayne Arthurs

Executive VP

The person signing has the authority to bind the Corporation

*Executed pursuant to the Electronic Commerce Act (Ontario)

This status certificate binds the Corporation as at the Date of issue only and any update requires the issuance of a new status certificate.

Note:

- All of the units in this building were built and registered as two-bedroom units.
- Any person moving in/out of MTCC584 – 131 Torresdale Avenue, North York, is required to book the elevator, complete an Elevator Reservation Request form and provide a certified cheque in the amount of \$500.00 through the management office (416-665-3679) in advance of their intended moving date.
- Purchasers or their solicitors are required to notify the Corporation, in writing, at its current mailing address, of the new owner(s) name and address for service immediately following the completion of the transfer of title. The Corporation records will not be changed until such written notification is received,

and notices of meetings and all other written communication from the Corporation will be sent only to the person(s) appearing in the Corporation records as the unit owner(s).

- It is the responsibility of unit purchasers from time to time to satisfy themselves as to any additions, deletions, alterations, improvements or modifications that may have been made to the unit without proper authorization and approval, where such authorization and approval is required, as they may be required to restore the unit to its original condition at their own expense.
- Owners must comply with the *Condominium Act, 1998*, and the Declaration, By-Laws and Rules of Metropolitan Toronto Condominium Corporation No. 584.
- The Corporation is not under a duty to inspect the unit or common elements for the purpose of providing a status certificate.
- It is the responsibility of unit purchasers from time to time to satisfy themselves that smoke alarms / detectors and carbon monoxide detectors are in place and functioning, as per the Ontario Fire Code (2.13.2.3 – smoke alarms) and the Ontario Building Code (9.33.4.2 – carbon monoxide detectors).
- The information contained in this certificate is provided in accordance with Section 76 of the *Condominium Act, 1998*. It is not to be used for any purposes other than those specified in Section 76 nor in contravention of the Personal Information Protection and Electronic Documents Act (PIPEDA)
- At the Annual General Unit on November 20th, 2018 the owners voted in favour of a standard unit bylaw #11.
- Absolutely no pets permitted in the building.