

January 28, 2025



**Re: Transaction between Maayan Shvo (Vendor)
& N/A (Purchaser)
York Condominium Corporation # 529
212 St. George Street, Unit 302**

Dear Sir/Madam:

In response to your request dated **January 23, 2025**, we enclose herewith a Status Certificate and applicable attachments per the Condominium Act 1998 requirements for the above.

Further to the requirements as outlined in the Status Certificate itself, the Board of Directors would like to bring to your attention the following:

Copies of the following forms have also been enclosed for your prompt completion and submission to Management prior to closing as well as reading material to get you familiar with Condominium living in the community:

Resident Data Form

Summary of Lease Forms

Pre-Authorized Payment Form

During the Covid-19 pandemic major suite renovations may not be approved, depending on the Ontario Government restrictions in place at the time of the request. The Corporation will continue to carry out all regular maintenance and repairs as required to maintain the building in a healthy and safe environment.

We acknowledge receipt of the **\$141.81 fee**, for issuance of the Status Certificate. Our H.S.T. number is R102161882.

Please notify our office immediately if your closing date changes. If you have any enquiries regarding the enclosed documents, please do not hesitate to contact our office.

Yours truly,

GPM Property Management Inc.

as agent and on behalf of

York Condominium Corporation # 529

A handwritten signature in black ink, appearing to read "Dale", is written over a horizontal line.

Status Certificate Department

STATUS CERTIFICATE

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

Condominium Act, 1998

York Condominium Corporation # 529 (known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Property Management & Mailing address: GPM Property Management Inc.
Unit 5-242 Applewood Cres, Concord, ON L4K 4E5
2. Address for service: 212 St. George Street, Toronto On. M5R 2N5
3. Condominium Manager: Sujay Pandit
Address: Unit 5-242 Applewood Cres, Concord, ON L4K 4E5
Telephone number: 905.669.0222
Fax number: 905.669.0228

4. The directors and officers of the Corporation are:

Harry Koza	President
Tim Hughes	Treasurer
Almut Vogel	Director
Julie Haynes	Director
Snezana Vukelic	Secretary

Common Expenses

5. The owner of **Level 3 Unit 2**, municipally known as **212 St. George Street, Unit 302, Toronto ON M5R 2N5 and Exclusive Use of Parking # 35**, registered in the Land Registry Office for the Land Titles (or Registry) Division of Toronto:

is in default in the payment of common expenses in the amount of **\$0.00***

***From time to time, additional charges to the unit by the Corporation (chargebacks) could occur which could become due at any time AFTER a Status Certificate is requested. We have no indication prior to this charge becoming outstanding when this could occur or the amount of this chargeback, thus, please be advised that at any time additional charges of this nature, which are beyond our control could result. As soon as the chargeback becomes due the owner's account will reflect the charge. It is highly recommended that prior to closing that the solicitor confirm final arrears on the account.**

6. A payment on account of common expenses for the unit in the amount of **\$1,361.04** is due on **the first of each and every month** for the period **January 1, 2025, to December 31, 2025**. 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 **\$0.00** 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 **deficit of (\$3,467.14) as of December 31, 2024.**

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 the unit

Please note that budgeted amounts did not take into account additional operation expenses that are currently being incurred as a result of the unforeseeable COVID-19 virus. Accordingly, amounts budgeted may vary from those projected before the current fiscal year.

Reserve Fund

13. The Corporation's reserve fund amounts to **\$411,534.35 (unaudited)** as of **December 31, 2024.**

14. The most recent reserve fund study conducted by the board was a **Reserve Fund Study Update Class 2 with site visit** dated **November 22, 2022** and prepared by **Building Sciences Inc.**

15. N/A

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.

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 except that the corporation has been made a respondent to a human rights claim commenced with the Human Rights Tribunal of Ontario by the owner of a unit in the corporation. The owner claims to suffer physical disabilities that has resulted in limited ability to push, pull and lift. The owner claims that, because of her physical disabilities, she cannot use the bathtub of the unit (which she claims the corporation has damaged) and she cannot open and close the living room and bedroom windows.

The owner claims that the corporation has breached her human rights by failing to fix the bathtub and the windows and she is seeking damages in the amount of \$35,000 as well as certain non-monetary remedies, including the repair of the bathtub and windows.

The action has been referred to the corporation's insurer for a determination as to whether it is an insured loss. The corporation intends to defend the action. At present, the action has not been settled nor disposed of by an order of the tribunal.

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, however, no unit inspection has been performed and any subsequent owner shall be responsible for addressing any violations relating to the unit which may subsequently be discovered.

Leasing of Units

24. The Corporation has received notice under section 83 of the Condominium Act, 1998, that **8** unit(s) was (were) leased during the fiscal year preceding the date of this status certificate.

Substantial changes to the common elements, assets or services

25. There are no addition, 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, 1989.

Insurance

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

Phased/Vacant Land/Leasehold Condominium Corporations

27/28/29/30/31/32 Have been deleted intentionally as they are not applicable to this corporation.

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 112 and 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 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; **N/A**

(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 Condominium Act, 1998 that bind the unit; **N/A**

(h) a copy of a notice dated 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; **N/A**

(i) a copy of an order appointing an inspector under section 130 of the Condominium Act, 1998 or an administrator under section 131 of the Condominium Act, 1998; **N/A**

(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 the phases except for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property; **N/A**

(k) a copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998; **N/A**

(l) if the leasehold interests in the units of the Corporation have been renewed and an amendment to the declaration has not yet been registered under subsection 174 (8) of the Condominium Act, 1998, a copy of the provisions that apply upon renewal. **N/A**

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.

York Condominium Corporation #529

Dated January 28, 2025



A handwritten signature in black ink, consisting of a stylized 'A' followed by 'MK' and a long horizontal stroke, positioned above a solid horizontal line.

Signature of Authorized Signing Officer