

STATUS CERTIFICATE
(Under subsection 76(1) of the *Condominium Act, 1998*)

Toronto Standard Condominium Corporation No. 2142

Toronto Standard Condominium Corporation No. 2142 (known as the %Corporation+) certifies the following as of the date of this certificate: **October 4th, 2017**:

General Information Concerning the Corporation

1. Mailing address: **TSCC 2142
c/o Times Property Management
330 Highway 7 East, Suite 300
Richmond Hill, Ontario
L4B 3P8**
2. Address for service: **TSCC 2142
c/o Times Property Management
330 Highway 7 East, Suite 300
Richmond Hill, Ontario
L4B 3P8**
3. Name of Property Manager: **Times Property Management**
Address: **330 Highway 7 East, Suite 300
Richmond Hill, Ontario
L4B 3P8**
Telephone number: **(905) 882-4275**
4. The Directors and Officers of the Corporation are:

| | | |
|---------------|-----------|-----------------------|
| Gloria Kapuku | President | c/o Management Office |
| Mark Christie | Secretary | c/o Management Office |
| Philip Noto | Treasurer | c/o Management Office |

Common Expenses

5. The owner of dwelling **Unit #32, Level #2, Parking #3, Level A**, (25 Turntable Cres., Unit 232, Toronto, Ontario, M6H 4K8) of **Toronto Standard Condominium Corporation No. 2142**, registered in the Land Titles Division of the Toronto Registry Office (No. 66):

☒ **IS NOT** in default in the payment of common expenses.
☐ **IS IN DEFAULT** of common element expenses.
6. A payment on account of common expenses for the unit(s) in the amount of **\$403.80 is due on November 1st, 2017 for the period from first day of November, 2017 to and including the last day of November, 2017**. 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 paragraphs 9 and 11. (**Note**: Please call the Management Office at 905-882-4275 for clearance of condo fees payment prior to closing of the suite).
7. The Corporation has the amount of **\$ 334.79** in prepaid common expenses for the unit(s).
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 Corporation is presently meeting its obligations as and when they become due and is not presently considering any increase in the common expenses until the next fiscal period commencing **April 1st, 2018**. To this extent, the current budget (a copy of which is enclosed) is accurate, however, the Corporation may not accurately determine whether the budget will result in a surplus or in a deficit at this time as it has no control over any unannounced increases in utility rates, labour and material costs and any other similar factors which are beyond the normal budgetary controls of the Corporation, including any costs which might impact on the budget as a result of complying with the provisions of the new condominium legislation.
10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit(s):
☒ **HAVE NOT** been increased, or
☐ **HAVE** been increased by **\$0.00** per month, **due to....**
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)
☐ **HAS** levied the following assessment(s) against the unit,

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12. The Corporation **HAS NO** knowledge of any circumstances that may result in an increase in the common expenses for the unit(s), except for:

- a) Budgetary increases which will likely occur when a new budget, which has been prepared in respect of the Corporation's next financial year, comes into effect on or about **April 1st, 2018**;

Without limiting the generality of the provisions in subparagraph a) above, such budgetary increases may reflect amounts required to cover deficits, if any, in the current year's budget, increased reserve fund contributions due to new reserve fund studies, plans or updates obtained by the Corporation, any costs associated with complying with the provisions of the *Condominium Act, 1998*, increased utility costs due to utility rate increases and any other usual, customary or inflationary increases, the particulars of which are not within the knowledge of the Corporation at this time.

The Board of Directors is considering restoration work for the removal of the planter boxes located on the lower patio units. This work may commence in the fall of 2016 and it is anticipated that the work will continue over three phases into 2018. The overall anticipated cost for the work is yet to be determined by the Board and will be expensed from the Reserve Fund Account in accordance with the Reserve Fund Study recently completed by Build Max Limited.

Reserve Fund

13. The Corporation's reserve fund amounts to **\$296,294.00** as of March 31, 2017. The unaudited Reserve Fund, as of **August 31, 2017**, amounts to **\$37,209.11**
14. The most recent reserve fund study conducted by the board was a Comprehensive Class 1 Study dated **June 25th, 2016** and prepared by Build Max. Ltd. The next Reserve Fund Study will be conducted on or before June 25th, 2019.
15. The balance of the Corporation's reserve fund at the beginning of the current fiscal year is **\$296,294.00**. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to this Condominium's reserve fund in the current fiscal year is **\$110,178.00** and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **\$275,166.00**. The board anticipates that the Corporation's 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 owners a notice dated June 27th, 2016, 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. The proposed plan for future funding of the reserve fund 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 this notice.
- ☒ **HAS BEEN** implemented on **April 1st, 2016 (See Form 15)**
☐ **HAS NOT BEEN** implemented because this was not issued by the previous Management Company.
☐ **NOT APPLICABLE**
17. There **ARE NO** plans to increase the reserve fund of the Corporation beyond the 2% indicated under the 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** a party to any proceeding before a court of law, an arbitrator or an Administrative tribunal. The corporation is a party to litigation that is before the Superior Court of Justice for a slip and fall that is being actively defended by the corporation's insurance company.
20. The Corporation **HAS NO** outstanding claim for payment out of the guarantee fund under the **Tarion** New Home Warranty Program.
21. There **IS NOT** currently an 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*.
- ☒ **THERE IS NO** Superior Court of Justice order, appointing an inspector.
☐ **THERE IS** a Superior Court of Justice order, appointing an inspector, as per copies attached.

Agreements with owners relating to changes to the common elements

22. With respect to Agreements with owners relating to changes, additions or improvements to the common elements as per clause 98(1)(b) of the *Condominium Act, 1998*

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- ☒ **THE UNIT IS NOT** subject to any Agreement.
☐ **THE UNIT IS** subject to one or more agreements. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties.

The person requesting the Status Certificate must assume responsibility to inspect the premises and confirm that the alteration complies with the provisions contained in any such Agreement(s).

Leasing of Units

23. With respect to leased units, during the fiscal year preceding the date of this Status Certificate and as per section 83 of the *Condominium Act, 1998*, the Corporation
- ☒ **HAS** received notice that **8 units were leased** during the fiscal year preceding the date of this Status Certificate.
☐ **HAS NOT** received notice that any units within this Corporation were leased.

Substantial changes to the common elements, assets or services

24. 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.

Insurance

25. The Corporation **HAS** secured all policies of insurance that are required under the *Condominium Act, 1998*.

Phased condominium corporations

26. The Declarant:
☐ **HAS** completed all phases; or
☐ **HAS NOT** completed all phases described in the Disclosure Statement that the Corporation received from the Declarant under subsection 147(5) of the *Condominium Act, 1998*, with respect to the phase that contains the unit.
☒ **THIS SECTION IS NOT APPLICABLE**
27. The Declarant:
☐ Does not own any of the units in the phases, including units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property; or,
☐ Does not own any of the units in phases, **except** for units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property.
☐ The Declarant owns one or more of the units in the phases, but not units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property; or,
☐ The Declarant owns one or more of the units in the phases, including one or more of the units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property; or,
☒ **THIS SECTION IS NOT APPLICABLE**

Vacant land condominium corporations

28. ☐ If the Corporation is a vacant land condominium corporation, all buildings, structures, facilities and services shown in Schedule H to the Declaration have been completed, installed and provided, except ☐
☒ **THIS SECTION IS NOT APPLICABLE**

Leasehold condominium corporations

29. ☐ Name, Address and Telephone No. of Lessor _____
☒ **THIS SECTION IS NOT APPLICABLE**
30. The provisions of the leasehold interest in the property:
☐ **ARE IN GOOD STANDING** and have not been breached
☐ **ARE NOT IN GOOD STANDING** and have been breached in the following ways...
☒ **NOT APPLICABLE**
31. ☐ The Lessor HAS/HAS NOT applied under section 173 of the *Condominium Act, 1998* for an order terminating the leasehold interests in the property.
☒ **NOT APPLICABLE**

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Attachments

32. 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 of the Corporation;*
- b) *a copy of the current budget of the Corporation*
- c) *a list of all current agreements mentioned in sections 111, 112 or 113 of the Condominium Act, 1998 and all current agreements between the Corporation and another condominium corporation, or between the Corporation and the owner of the unit(s); and*
- d) *a certificate or memorandum of insurance for the Corporation's 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;*~~
- 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;*
- h) *a copy of any notice 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;*
- 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;*~~
- 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;*
- k) *a copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998; 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.*

Pets:

No animal, livestock or fowl, other than (household domestic pets as permitted pursuant to Article 4 of this Declaration are permitted to be on or about the Common Elements, including the exclusive use Common Elements, except for ingress to and egress from a Dwelling Unit. All dogs and cats must be kept under personal supervision and control and held by leash at all times during ingress and egress from a Dwelling Unit and while on the Common Elements. Notwithstanding the generality of the foregoing, no pet deemed by the Board, in their sole and absolute discretion, to be a danger to the residents of the Corporation is permitted to be on or about the Common Elements.

No animal, livestock or fowl of any kind other than two (2) general household domestic pets, being cats, dogs not exceeding fifteen (15) kilograms, canaries, budgies, or other small caged birds, or an aquarium of goldfish or tropical fish, shall be kept or allowed in any Dwelling Unit. No pet, which is deemed by the Board or the property manager, in their absolute discretion, to be a nuisance or a danger to Owners or other residents of the Corporation shall be kept by any Owner in any Dwelling Unit. Such Owner shall, within two (2) weeks of receipt of a written notice from the Board, requesting the removal of such pet, permanently remove such pet from the Property. No breeding of pets for sale or otherwise shall be carried on, in or around any unit Notwithstanding anything contained in this Declaration, no pets are to be kept in a Parking Unit.

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Rights of person requesting certificate

33. The person requesting this certificate has the following rights under subsections 76(7) and 76(8) of the *Condominium Act, 1998* with respect to the agreements listed in paragraph 32 of this Status Certificate, namely:
- a) 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 paragraph 32 of this Status Certificate at a reasonable time and at a reasonable location; and
 - b) The Corporation shall, within a reasonable time, provide copies of the agreements listed in paragraph 32 of this Status Certificate 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.
34. Condominium has separate title to parking units and locker units. The Corporation's record will be changed to reflect the transfer of title of any parking & locker units currently associated with the ownership of this residential unit. It is assumed that the sale of any parking and locker units associated with this residential unit formed part of the sale transaction and unless notified by the owner in writing, the record will be amended accordingly.

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.

35. The Unit (via its owner from time to time) is responsible, based on the maintenance and repair responsibilities found in the Declaration, and is also responsible to indemnify the Corporation with respect to certain actions as outlined in the *Condominium Act 1998* and the Declaration, with regard to maintaining, repairing, and replacing the unit and/or common elements. The Corporation has not inspected the Unit or the Common Elements associated with the Unit, nor are they required to, as a result of this status certificate request, and are reporting based on current knowledge as contained in the Condominium's records.

NOTE: No Prior Inspection of Suite Conducted

The person requesting this Status Certificate is hereby advised that no inspection of the unit(s) which is/are the subject matter of this certificate (nor any portion of the exclusive use common element areas appurtenant thereto), has been conducted by the Corporation or its Property Manager, in order to determine whether or not the Corporation has any claim for damages against the owner of such unit(s), or whether any violation of the provisions of the Act, or Corporation's declaration, by-laws and/or rules exist, prior to issuing this Status Certificate in connection therewith. Accordingly, the person requesting this certificate shall be solely responsible for undertaking any desired or required inspection.

Any new purchaser will be responsible for the old owner's arrears.

Dated this 4th day of October 2017.

**Times Property Management Inc.
Agent for and on behalf of
Toronto Standard Condominium Corporation #2412**

**Per: Niloo Lighvani *
Administrative Assistant**

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