STATUS CERTIFICATE

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

York Region Condominium Corporation No. 616 (known as the "Corporation") certifies that as of the date of this certificate:

AS OF OCTOBER 1, 2018, THIS HAS BECOME A COMPLETELY SMOKE-FREE BUILDING. PLEASE REFER TO RULE 6 IN THE ATTACHED "RULES AND REGULATIONS".

General Information Concerning the Corporation

1. Mailing address: YORK REGION CONDOMINIUM CORPORATION NO. 616
   C/O Canlight Management Inc.
   5160 Explorer Drive, Ste. 17
   Mississauga, Ontario L4W 4T7

2. Address for service: Same as above

3. Name of condominium manager or condominium management provider, if any, with whom the Corporation has entered into an agreement to receive condominium management services:
   CANLIGHT MANAGEMENT INC.
   Address: 17 – 5160 Explorer Drive, Mississauga, ON L4W 4T7
   Telephone number: 905-629-7000 info@canlight.com

4. The directors and officers of the Corporation are:

Name	Position	Address for service	Telephone No.
John Martin	President	33 Weldrick Road East, Unit #1405	905 737 7450
Lois Kay	Vice President	33 Weldrick Road East, Unit #504	905 737 7450
Marg Hall	Secretary	33 Weldrick Road East, Unit #1111	905 737 7450
James MacBride	Treasurer	33 Weldrick Road East, Unit #1610	905 737 7450
James Lyle	Director		

Common Expenses

5. The owner of Unit 9, Level 11 (municipally known as 1109 – 33 Weldrick Road East, Richmond Hill, Ontario), Unit 1, Level A (parking), Unit 2, Level A (parking) and Unit 131, Level A (locker) of York Region Condominium Plan No. 616, registered in the Land Registry Office for the Land Titles Division of York Region is not in default in the payment of common expenses.

6. A payment on account of common expenses for the unit in the amount of $1,034.53 is due on February 1, 2023 for the period February 1 to 28, 2023. 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 surplus/deficit of $0.00.

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.

Reserve Fund

13. The Corporation's reserve fund amounts to $2,679,886.73 (unaudited) as of November 30, 2022.

14. The most recent Reserve Fund Study conducted by the board was an Updated Reserve Fund Study based on a site visit dated March 11, 2020 and prepared by WSP Canada Inc. The next reserve fund study will be conducted before March 29, 2023.

15. N/A.

16. The board has sent to the owners a notice dated March 19, 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. 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.

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) 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.

    It is the purchaser's responsibility to review the declaration and description pertaining to the unit, including any exclusive use common element area, to determine whether or not the vendor or any previous owner or occupant of the unit has carried out a structural change to the unit or has modified the common elements in circumstances where the board has not given its prior written consent. As this unit and any appurtenant exclusive use common element (if applicable) have not been inspected prior to the making and execution of this certificate, the Corporation cannot comment upon matters of non-compliance which may be revealed by an inspection of the unit and, unless such an inspection is requested and made, the Corporation reserves its rights to enforce any matters of non-compliance notwithstanding that they may have existed prior to the issuance of this certificate.

Leasing of Units

24. The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 28 units 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 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*.

Information on Non-standard Condominium Corporations

27. Sections 27 – 32 pertaining to Phased Condominium Corporations, Vacant Land Condominium Corporations and Leasehold Condominium Corporations have been deleted.

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 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 a notice dated March 19, 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.

<u>Other</u>

A) All new Owners/Tenants are subject to a compulsory meeting with a member of the Board of Directors prior to the move-in date. Please contact the Management Office at 905-737-7450 to have this scheduled.

B) No material such as carpets or tiles shall be installed in such manner to remain on the balcony for the winter season. If the balcony does have carpets or tiles affixed to the balcony the owner will be responsible for the cost of removal in the event repairs are required.

C) With your purchase you should receive FOB's, which allow entrance to the building and common areas and locker room should your unit come with a locker and a remote for each parking spot. Additional FOB's and remotes are available for purchase from the Management Office.

D) Please be advised that the entrance to the underground parking garage has a clearance of 6' 2" only and cannot accommodate any vehicles which may be above this height restriction. Also, there are no alternatives available to accommodate vehicles above 6' 2" in height.

E) The onus is on the owner and mortgage lender to notify the corporation of any transfer of ownership or changes in his/her address of service.

F) Maintenance fees are due on the first of each month. Owners must provide **EITHER** a pre-authorized payment form (automatic chequing) or post-dated cheques **to the fiscal year end of April 30th**. Failure to do so may result in additional administration or legal fees for non payment. No other form of payment will be accepted.

G) The onus is on an owner or their agent to notify the corporation that their unit has been leased.

H) There is a **"Resident Information Register"** and a "**Tenant Compliance Agreement**" that must be filled in by the owner and/or tenant prior to the booking of the elevator and move in. Failure to complete the form will result in no access to the building. (Copies of the forms are included in this package).

I) There are restrictions set forth in the declaration and rules governing tenancies and the keeping of pets within the building(s) or ground(s). An excerpt from the declaration and/or rules and the Corporation's policy in the enforcement of same is found in the declaration which accompanies this certificate. Unit purchasers are urged to review, in particular, these restrictions prior to taking occupancy (directly or by tenant) of the unit.

J) **There is provision in the rules regarding the use of the Service elevator and accordingly an "Elevator Reservation Agreement" must be completed and endorsed each time a resident elects to use the service elevator for moving, deliveries or renovations. A $500.00 cheque security deposit is required each and every time the service elevator is required. According to the regulations, the service elevator may only be booked Monday, Wednesday, Friday and Saturday 8 a.m. to 1 p.m. and 1 p.m. to 6 p.m.). NO moves allowed on Tuesdays, Thursdays, Sundays or Statutory Holidays.**

K) Other than painting or decorating alterations within the unit to the boundary, load bearing or partition walls, floors, doors or windows, toilet(s), bathtub(s), wash basins, sinks, heating/air conditioning, plumbing or electrical installation contained or forming part of a unit shall not be installed, removed, extended or otherwise altered without the prior written consent of the board. Where the renovation is considered a change in responsibility to maintain exclusive use common element the owner is required to enter into a Renovation Agreement with the Corporation, prior to the undertaking the work, which will clearly delineate the responsibility to repair and maintain.

L) As a matter of personal safety, please be advised that:

a) Under the Ontario Fire Code, it is the "Unit Owner" responsibility to ensure that no paint is applied to the smoke detectors, heat detectors and/or audible speakers for the fire system within the suite. It will be the owner's responsibility to pay for the replacement costs if any of these items are found painted during the annual fire inspection.

b) ***The Smoke-Free Ontario Act*** provides the following:

Prohibition
Section 9 (2) No person shall smoke or hold lighted tobacco in the following places or areas:

Any common area in a condominium, apartment building or university or college residence, including, without being limited to, elevators, hallways, parking garages, party or entertainment rooms, laundry facilities, lobbies and exercise areas.

M) **THIS IS A "NO DOGS ALLOWED" BUILDING.**

N) Cable television is provided by Rogers Cable. The basic cable package is part of the common expenses.

AS OF OCTOBER 1, 2018, THIS HAS BECOME A COMPLETELY SMOKE-FREE BUILDING. PLEASE REFER TO RULE 6 IN THE ATTACHED "RULES AND REGULATIONS".

January 16, 2023

CANLIGHT MANAGEMENT INC.
As Agents for and on behalf of YRCC No. 616

W. D'Souza
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Wilma D'Souza, OLCM
Property Manager

"I have authority to bind the Corporation."