



**StatusCertificate**

**Package: StatusCertificate**

**Project: BBF-TIM**

**Record: 743313**

**Vendor: BROOKFIELD HOMES (ONTARIO) LIMITED**

**Sale to: LI/WANG/YANG/QIAN FinalClosingOnly**

**Unit 2, Level 1**

**York Region Vacant Land Condominium Plan No. 1357**

**Manager: Pina Scaccia**

**Lawyer: Melissa Jean-Gilles**

**Run on: November 29, 2017**

**Form 13**  
*Condominium Act, 1998*

38 Ken Sinclair Crescent

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

**York Region Vacant Land Condominium Corporation No. 1357** (known as the "Corporation") certifies that as of the date of this certificate:

**General Information Concerning the Corporation**

1. Mailing address: 7303 Warden Avenue, Suite 100, Markham, Ontario L3R 5Y6
2. Address for service: 7303 Warden Avenue, Suite 100, Markham, Ontario L3R 5Y6
- 3.

Property manager:	<b>First Service Residential</b>
Address:	2645 Skymark Avenue, Suite 101, Mississauga, Ontario L4W 4H2
Telephone:	416-293-5900
Fax No:	416-293-5904

4. The directors and officers of the Corporation are:

<b>Name</b>	<b>Position &amp; Address for Service</b>	<b>Telephone Number</b>
<b>Peter Schut</b>	President/Director c/o 7303 Warden Avenue, Suite 100 Markham, Ontario L3R 5Y6	905-477-5111
<b>Sid Kerrigan</b>	Secretary/Director c/o 7303 Warden Avenue, Suite 100 Markham, Ontario L3R 5Y6	905-477-5111
<b>Jessica Caldwell</b>	Treasurer/Director c/o 7303 Warden Avenue, Suite 100 Markham, Ontario L3R 5Y6	905-477-5111

**COMMON EXPENSES**

5. The owner of **Unit 2, Level 1 (42 Ken Sinclair Crescent, Aurora, Ontario)** of **York Region Vacant Land Condominium Corporation No. 1357**, registered in the Land Registry Office for the Town of Aurora **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 **\$179.95** is due on **January 1st, 2018** for the period **January 1st, 2018 to and including the last day of January, 2018**. 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 a surplus of **\$NIL** and a deficit of **\$NIL**.
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 **\$NIL** as of the date hereof.

14. A reserve fund study will be conducted before **November 7, 2018**.
15. The balance of the reserve fund at the beginning of the current fiscal year was **\$NIL**. 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 set out in the attached budget statement and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to **\$NIL**. 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. **N/A**
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) (b) of the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner.

#### **LEASING OF UNITS**

24. The Corporation **HAS NOT** received notice under section 83 of the *Condominium Act, 1998*, that any unit was 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.

#### **INSURANCE**

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

#### **PHASED CONDOMINIUM CORPORATIONS**

27. **N/A**
28. **N/A**

#### **VACANT LAND CONDOMINIUM CORPORATIONS**

29. 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 NIL.

#### **LEASEHOLD CONDOMINIUM CORPORATIONS**

30. **N/A**
31. **N/A**
32. **N/A**

#### **ATTACHMENTS - SEE SCHEDULE "A"**

33. The documents listed in Schedule "A" with respect to the following are attached to this status certificate and form part of it:
  - (a) *a copy of the current declaration, by-laws and rules, (if applicable, add: 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 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 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;

**RIGHTS OR 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:
  - 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 subparagraph 33 (c) at a reasonable time and at a reasonable location.
  - b. 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.

Dated this 29th day of November, 2017.

**York Region Vacant Land Condominium Corporation No. 1357**

Per:   
Name: Peter Schut  
Title: President

I have authority to bind the Corporation.

*Executed pursuant to the Electronic Commerce Act.*

**SCHEDULE "A"**

**York Region Vacant Land Condominium Corporation No. 1357**

<b>Section</b>	<b>Attachment</b>
33 (a)	Declaration By-Law No. 1 By-Law No. 2 By-Law No. 3 By-Law No. 4 By-Law No. 5
33 (b)	First Year Operating Budget.
33 (c)	Management Agreement Insurance Trust Agreement (if applicable)
33 (d)	Certificate of Insurance