

March 1, 2022

Chris McKean & Jennifer Jackson
RE: 750 Bay Street, Suite 1110
Ref: #2705

Dear :

RE: STATUS CERTIFICATE No: 002705
750 Bay Street , Suite 1110, Unit 9, Level 9,
In Metropolitan Toronto Condominium Corporation No: 1284,

CLOSING DATE: N/A

We are in receipt of your letter dated **Feb 25, 2022** , together with your cheque for \$ requesting a Status Certificate for the above unit, which we enclose herewith, along with the related documentation.

We advise you that the maintenance fees for the above unit are \$ **910.48** per month and are **PAID for the month of Mar 1, 2022** (providing the cheque clears the bank). The total owing to the Corporation as of the day of this Certificate is **\$0.00**.

APPENDIX "A" is part of this Status Certificate

Trusting the above information is what you require.

Yours truly,
Andrejs Management Inc.


Status Certificate Administrator

NOTE: Unit purchasers (or their solicitors) are required to notify, in writing as required under subsection 47(4) of the Condominium Act R.S.O., 1998 as amended, this Corporation at its current mailing address immediately following the completion of the transfer of title and change of ownership to the Unit(s). Until and unless such notification is provided to the Corporation, its records shall remain in the name of the present owner and the new owner will not receive notices of any meetings and other written communication from the Corporation.

**** IMPORTANT INFORMATION for Owners and Prospective Purchasers under Appendix "A" ****

Status Certificate

(Under subsection 76(1) of The Condominium Act R.S.O. 1998, as amended)

Certificate No: **002705**

Suite No: **1110**

Mar 1, 2022

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STATUS CERTIFICATE

(under subsection 76(1) of The Condominium Act R.S.O. 1998, as amended)

Metropolitan Toronto Condominium Corporation #1284 (Known as the "Corporation") certifies that as of the date of this certificate:

Instruction for a common elements condominium corporation

units(s) common interest(s) in the Corporation

General Information Concerning The Corporation

1. Current Mailing Address: **Metropolitan Toronto Condominium Corporation # 1284**
c/o Andrejs Management Inc.
120 Woodstream Blvd., Unit 5, Woodbridge, Ontario L4L 7Z1
2. Address for Service: **750 Bay Street**
Metropolitan Toronto Condominium Corporation # 1284
750 Bay Street,
Toronto, Ontario M5G 1N6
3. Property Manager: **Andrejs Management Inc.**
120 Woodstream Blvd., Unit 5
Woodbridge, Ontario L4L 7Z1 905-850 7750

4. a) The Directors and Officers of the Corporation are:

Position:	Name:
President	1) Derrick Rodrigues
Vice President	2) Boaz Sudai
Secretary	3) Carsey Yee
Treasurer	4) Michael Mahoney
Director	5) Ashley E. Leckie
	6) <input type="text"/>
	7) <input type="text"/>
	8) <input type="text"/>

- b) The address of service and telephone number for the Directors and Officers is:

750 Bay Street Toronto, Ontario Tel 416-204-9433

Unit Information	Common Expenses	
Unit 5. The owner(s) of Dwelling Unit <input type="text" value="9"/> Level <input type="text" value="9"/> Suite No <input type="text" value="1110"/>	Locker Unit <input type="text" value="32"/> level <input type="text" value="4"/> Unit <input type="text"/> level <input type="text"/>	Parking Unit <input type="text" value="22"/> level <input type="text" value="C"/> Unit <input type="text"/> level <input type="text"/>

In **Metropolitan Toronto Condominium Plan No. 1284**, registered in the Land Registry Office for the Land Titles Division of **TORONTO** is:

not in default of common element expenses. (Providing cheque clears the bank)

in default of common element expenses
in the amount of

Monthly Special Assessment	# Of Months	>>	Common Expenses o/s
(If applicable add:) SEE EXPLANATION ON No: 11 (On Page 2)			1
			2
			3
			4
			5
			6
		0.00	Special Assessment See No 11
		0.00	- Prepaid Expenses Or Credits
(If applicable add:)	This Is The Total To The Corporation	\$ 0.00	Total To The Corporation

and a certificate of LIEN has been registered against the unit:
Dwelling Unit **9** Level **9** Suite No **1110** Certificate No: ()

Unit Information Common Expenses Cont, Certificate No: 002705

- 6. A payment on account of common expenses of **910.48** in respect of the above-noted unit(s) is due on **Apr 1, 2022** to cover the period from **Apr 1, 2022** to **Apr 30, 2022**. 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 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. (If applicable add: "except for

Budget

- 9. The budget of the Corporation for the current fiscal year is accurate and may result in an estimated surplus of \$ () and/or an estimated deficit of \$ (); however, the Corporation has no control over any as yet unannounced increases in utility rates, increased labour and material costs and any other cost factors, which are beyond the normal budgetary controls of the Corporation .
- 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, or
- . have been increased by , per month, due to (give reason, i.e., unanticipated increase)

- 11. Since the date of the budget of the Corporation for the current fiscal year, the Board:

- . has not levied any additional assessment against the unit, or
- . has levied the following assessment(s) 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 aforesaid unit(s), save and except for any usual budgetary increases in cost due to inflation. (if applicable, add) "except:

Reserve Fund

- 13. The Corporation's Reserve Fund amounts to **\$ 2,357,867.00** as of **Jan 31, 2022** unaudited

- 14. The most recent Reserve Fund Study conducted by the Board was a **Comprehensive Reserve Fund Study** Dated **Oct 23, 2020** prepared by: **Remy Consulting Engineers Ltd.** By: The next Reserve Fund Study will be conducted before **Oct 31, 2023** (within three ³ years).

A Reserve Fund Study will be conducted before

- 15. The balance of the Reserve Fund at the beginning of the current fiscal year was **\$ 2,253,137.00** as of **Dec 1, 2021**. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund is **\$ 688,749.00** and the anticipated expenditures to be made from the Reserve Fund for the current fiscal year, may amount to **\$ 113,065.00** (these are unaudited figures.) The Board of Directors anticipates that the Reserve Fund:

- . will be adequate;
- . will not 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.

There is a balcony railing project in progress with an estimated costs of 1.6 million. This item is covered under the Reserve Fund Study, no special assesment will be required.

16 The Board has sent to the owners a notice dated **October 26, 2020** (date of the most recent 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. The proposed plan for future funding of the reserve fund:

- has been implemented;
- has not been implemented because: (give reason)

O R

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 (If applicable add: except)

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 (If applicable add: except)

except as set out in the Form 15 which is included in the package.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation (If applicable add: except)

19. The Corporation is not a party to any proceedings before a court of law, an arbitrator or an administrative tribunal (If applicable add: except)

20. The corporation has not received a notice of, or made an application, under section 109 of the Condominium Act, 1998 in order to amend the Declaration and description where the court has not made the order, (If applicable add: except) .

21. The Corporation has no outstanding claim for payment out of the guarantee fund under the Ontario New Home Warranties Plan Act. (If applicable add: except)

22. There is/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 of the Condominium Act, 1998

- There is NO Superior Court of Justice order.
- There is a Superior Court of Justice order, as per copies attached.

Agreements with owners relating to changes to the common elements Certificate No: 002705

23. With respect to Agreements with owner relating to changes, additions, alterations or improvement to the common elements carried out by the unit owner, as per clause 98(1) (b) of the Condominium Act, 1998

- 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.

Leasing of units

24. The Corporation has not received notice under section 83 of the Condominium Act, 1998, however the Corporation's records indicate that . 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* (If applicable add: except)

Insurance

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

Phased condominium corporations

27. 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.

28. 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.

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 (list which items, by reference to Schedule, have not yet been completed, installed and provided).

NOT APPLICABLE

Leasehold condominium corporations

Certificate No: 002705

30. Name of lessor: _____
 Address: _____
 Telephone number: _____

31. The provisions of the leasehold interests in the property are:

- in good standing and have not been breached.
 not in good standing and have not been breached in the following ways: (provide details).

NOT APPLICABLE

32. The lessor _____ applied under section 173 of the Condominium Act, 1998 for an order terminating the leasehold interests in the property.

Attachments

33. The following documents are attached to this status certificate and form part of it: (See Schedule "A" attached)

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 on the attached Schedule "A" - Attachments.

1. Upon receiving 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 Schedule "A" - Attachments, hereto, 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.

DATED this **Mar 1, 2022.**

**ANDREJS MANAGEMENT INC. FOR AND ON BEHALF OF
 METROPOLITAN TORONTO CONDOMINIUM CORPORATION #1284**

Per: _____

(Signature of Authorized Signing Officer)

(Print Name of Officer Signing this Status Certificate)

(Affix corporate seal or add a statement that the persons signing have the authority to bind the corporation.)

SCHEDULE "A" - ATTACHMENTS

Certificate No: 002705

Metropolitan Toronto Condominium Corporation #1284

The following documents, attached to this Status Certificate, form part of it:

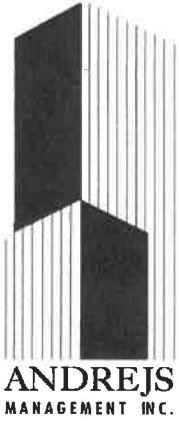
- (a) A copy of the current Declaration, By-Laws and Rules.
- (If applicable) An Occupancy Standards By-Law.
- (b) A copy of the Corporation's current fiscal year Budget and the last audited Financial Statement.
- (c) A list of all Agreements (as per Section 111,112 or 113 of the Condominium Act, 1998) and all current agreements between the Corporation and another Corporation or between the Corporation and the owner of the unit.
- (d) A Certificate of Insurance for each current insurance policy.
- (e) (If applicable) 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 from the Declarant, 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 a notice dated October 26, 2020, (date of the most recent 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) (If applicable) A copy of an order appointing an Inspector or an Administrator as per sections 130 and 131 of the Condominium Act, 1998.

These documents are only for Phased and Leasehold condominium corporations.

- (j) (If applicable) A copy of the Declarant's Disclosure Statement as per subsection 147(5) of the Condominium Act, 1998 with respect to the phase that contains the units owned by the Declarant, 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) (If applicable) A copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998.
- (l) (If applicable) A copy of unregistered renewal leasehold provisions for units of the Corporation as per subsection 174(8) of the Condominium Act, 1998 (only required if an amendment to the Declarations has not yet been registered).

LIST OF CURRENT AGREEMENTS [AS PER 33(C)]

<u>CATEGORY:</u>	<u>AGREEMENTS:</u>
1) Management Agreement	Andrejs Management Inc.
2) Elevator Maintenance	Thyssen Elevator
3) Mechanical Maintenance	Carrier Commercial Service
4) Janitorial / Superintendent Services	Ingerv Cleaner Company
5) Pest Control	City & Country Pest Control
6) Security	Elite Residential Concierge
7)	
8)	
9)	
10)	
11)	
12)	
13)	
14)	
15)	
16)	
17)	



March 1, 2022

Metropolitan Toronto Condominium Corporation No: 1284

APPENDIXES

The following **APPENDIX "A"** is part of this Status Certificate

IMPORTANT INFORMATION for Owners and Prospective Purchasers

A) *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. If, following an inspection of the unit by the purchaser, there is any question as to whether or not a breach of the Declaration and/or the rules has/have occurred, the purchaser is advised to address a specific inquiry to the Corporation by describing such change or modification in writing to the Corporation at its mailing address, following which the Corporation will carry out an inspection of the unit and respond appropriately.*

B) *Unit owners who have elected to have their common element fee payments made by **pre-authorized debit** are reminded that a written request must be received by the management company prior to the 15th day of the preceding month in order to have this service terminated. Request can be faxed to 905-850-7751, attention Accounts Receivable. A **\$25.00 administration charge** will apply to any account that requires a cheque to be issued to close an account.*