

Form 13
Condominium Act, 1998
STATUS CERTIFICATE FOR STANDARD CONDOMINIUM
Not for Common Element, Vacant Land, Phased or Leasehold Condominiums
(under subsection 76 (1) of the *Condominium Act, 1998*)

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1270
(known as the "Corporation")

certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: 75 International Blvd., Suite 400
Toronto, Ontario M9W 6L9
2. Address for service: Y.R.S.C.C. No. 1270
c/o Zoran Properties Inc.
75 International Blvd., Suite 400
Toronto, Ontario M9W 6L9
3. Name of property manager: Zoran Properties Inc.
75 International Blvd., Suite 400
Toronto, Ontario M9W 6L9

Telephone: 416.620.5696

4. The directors and officers of the Corporation are:

Name	Position	Address and Telephone
Fabio Sammarco	Director	75 International Blvd., Suite 400 Toronto, Ontario M9W 6L9 416.620.5696
Chetan Diundi	Director	
Ryan Oh	Director	
Daniela Fiore	Director	
Monica Mare	Director	

Common Expenses

5. The owner of **Unit 40, Level 1 - Unit 64 – 8177 Kipling Avenue, Vaughan, Ontario**, of **York Region Standard Condominium Plan No. 1270**, registered in the Land Registry Office for the Land Titles (or Registry) of York Region is **\$Nil** in default in payment of common expenses and a lien has not been placed on Unit 40, Level 1, YRSCC No. 1270.
6. A payment on account of common expenses for the unit(s) in the amount of **\$349.38** is due on **1st day of May, 2020** for the period from the **1st day of May, 2020** to the **31st day of May, 2020**. This includes the amount of any increase since

the date of the budget of the Corporation for the current fiscal year as described in paragraph 12.

7. The Corporation has the amount of **\$NIL** in prepaid common expenses for the unit(s).
8. There is an amount of **\$NIL** that the *Condominium Act, 1998* requires be added to the common expenses payable for the unit.

Budget

9. The current budget is accurate, however, the Corporation may not accurately determine whether the budget will result in a surplus or in a deficit as it 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.
11. Since the date of the budget of the Corporation for the current fiscal year, the Board of Directors of the Corporation 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 in the current fiscal year.

Reserve Fund

13. The Corporation's reserve fund amounts to \$311,133.75 (unaudited) as of 29th day of February, 2020.
14. The board approved a comprehensive reserve fund study conducted in March, 2016 by Morrison Hershfield Limited. See attached copy of the Notice of Future Funding of the Reserve Fund. Also, the board is in the process of conducting an updated study.
15. The balance of the reserve fund at the beginning of the previous fiscal year was \$203,151. 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 year is \$91,664.
16. The board sent out to all owners a Notice containing a summary of the reserve fund study, a summary of the proposed plan for the future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study.
17. Reserve fund study shows increases to the reserve fund (see attached cash flow table).

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.
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 S.130 or an Administrator under S.131 of the *Condominium Act, 1998*.

Agreements with owners relating to changes to the common elements

23. The unit **is not** subject to any agreements 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 received Notice under section 83 of the *Condominium Act, 1998*, that 6 units were leased during the fiscal year.

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

Items 27, 28 and 29 are Not Applicable and have been intentionally deleted.

Leasehold condominium corporations

Items 30, 31 and 32 are Not Applicable and have been intentionally deleted.

Attachments

33. (See Schedule "A" attached hereto).

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:
- (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.

Additional Information

35. (See Schedule "B" attached hereto).

36. IF THE SALE OF THIS UNIT DOES NOT CLOSE IN THE MONTH THAT THE STATUS CERTIFICATE WAS PREPARED, PLEASE VERIFY THAT THE COMMON EXPENSE FEES HAVE BEEN PAID IN FULL.

THIS STATUS CERTIFICATE IS VALID SUBJECT TO ALL COMMON
EXPENSE PAYMENT CHEQUES CLEARING THE BANK.

Parking space (exclusive use) assigned to unit: PK29 (outdoor) and P22 (indoor)

Dated this 6th day of April, 2020

YORK REGION STANDARD CONDOMINIUM
CORPORATION NO. 1270



Per: _____
Z. Churchin, President & CEO/ MM
Zoran Properties Inc.
I have the authority to bind the Corporation

Certificate No.: YRSCC #1270/1079/04-06-2020
E. & O.E

SCHEDULE "A" TO THE STATUS CERTIFICATE

S.33 ATTACHMENTS

- (a) ☒ A copy of the current Declaration, by-laws and rules;
☐ An occupancy standard by-law;
- (b) ☒ The budget for the current fiscal year, the Audited financial statements and the Auditor's report;
- (c) List of Agreements:
 - [N/A] Management Agreement entered into by the Declarant Board [S.111]
 - ☐ Agreements entered into by Declarant Board before turnover, which are subject to termination [S.112(2)]
 - ☐ For goods and services on a continuing basis
 - ☐ Services and/or facilities on a fee for service basis
 - ☐ Leases of common elements for a business purpose
 - [N/A] Insurance trust
 - ☐ Mutual-use agreements entered into by Declarant Board before turnover [S.113]
 - ☐ All current agreements between the Corporation and another Corporation;
 - ☐ All current agreements between the Corporation and the owner of the unit;
 - ☐ A copy of any court order appointing an Administrator or Inspector;
 - ☐ A copy of Notice of Plan to increase Reserve Fund contributions under S.94(8);
- (d) ☒ A Certificate of Insurance for each current insurance policy;
- (e) ☐ A copy of all applications made under S.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 any) 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 the clause 98 (1) (b) of the Condominium Act, 1998 that bind the unit;
- (h) ☒ A copy of a **Notice of Plan** pursuant to S.94 (8) dated the 21st day of March, 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;
- (i) ☐ A copy of the order appointing an inspector under section 30 of the Condominium Act, 1998 or an administrator under section 131 of the Condominium Act, 1998;
- (j) to (l) **(ONLY FOR PHASED AND LEASEHOLD CONDOMINIUM CORPORATIONS)**

SCHEDULE "B" INFORMATION RELATING TO THE STATUS CERTIFICATE

Notification by owner

83 (1) The owner of a unit who leases the unit or renews a lease of the unit shall, within 30 days of entering into the lease or the renewal, as the case may be,

- (a) notify the corporation that the unit is leased;
- (b) provide the Corporation with the lessee's name, the owner's address and a copy of the lease or renewal or a summary of it in the form prescribed by the Minister; and
- (c) provide the lessee with a copy of the declaration, by-laws and rules of the Corporation.

Termination of lease

- (2) If a lease of a unit is terminated and not renewed, the owner of the unit shall notify the Corporation in writing.

Record of notices

- (3) A corporation shall maintain a record of the notices that it receives under this section.

Additional information

- (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 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 consent. If, following an inspection of the unit by the purchaser, there is any question as to whether a breach of the declaration and/or the rules has 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 address for service, following which the Corporation will carry out an inspection of the unit and respond appropriately.
- (b) Unit owners **(and their solicitors)** are required to notify, in writing, this Corporation at its address for service hereof 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 meeting and other written communication from the Corporation.