



4496 Chesswood Drive
North York, ON M3J 2B9
P: 905-761-6840 F: 905-761-5417
Toll Free 1-888-737-2351



July 13, 2020

Daniel Bernard Graham
Re: SE201 - 9199 Yonge Street
Richmond Hill, Ontario

Re: **GRAHAM sale to UNKNOWN**
Legal Unit No.68, Legal Level No. 02 (Suite SE201)
Parking Unit No. 231, Legal Level C
Locker Unit No. 231, Legal Level C
9199 Yonge Street, Richmond Hill, Ontario
York Region Standard Condominium Corporation No. 1400

As requested, we are pleased to enclose a Status Certificate for the above-noted suite along with a Certificate of Insurance, the Financial Statement, Budget and other related documentation of the condominium. We suggest that you complete a title search for the legal descriptions of the property described in this Status Certificate, as information provided to you is from records of the Condominium Corporation.

To ensure the highest standard of accuracy in the keeping of ownership records, in accordance with Section 46 (2) of the Condominium Act, 1998, we require the purchaser's lawyer to provide us with a photocopy of Page 1 of the Transfer Deed detailing all suite and parking information as applicable, following the completion of transfer of title and change of ownership to the Suite.

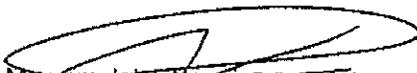
Until and unless such notification is provided to the Corporation, its records shall remain in the name of the present owner as prescribed under the Condominium Act, 1998 and the new Owner will not receive notices of any meetings and other written communication from the Corporation.

The new Owner should provide post-dated cheques for the first of the month after closing to the fiscal year or participate in the Pre-Authorized Payment Plan. To make use of the PAP Plan, please complete the enclosed form and attach a void cheque.

Be sure to contact Power Stream at 1-855-952-5280, to verify any outstanding Hydro charges and ensure payment prior to closing.

If it is the intention of the purchaser to rent his/her suite, please ensure that the enclosed 'Summary of Lease or Renewal' is completed and returned to the Management Office.

Yours truly,
Percel Inc.
*(Managers for and on behalf of York Region
Standard Condominium Corporation No 1400)*


Maryam Jalali Naeni, B.Sc., RCM
General Licensee
Senior Condominium Manager

MJ/tn

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

Condominium Act, 1998

York Standard Condominium Corporation No. 1400 (known as the "Corporation") certifies that as of the date July 13, 2020 of this certificate:

Unit: SE201- 9199 Yonge Street, Richmond Hill,
Unit Owner(s): DANIEL BERNARD GRAHAM

General Information Concerning the Corporation

1. Mailing address: c/o Percel Inc., 4496 Chesswood Drive, North York, Ontario M3J 2B9
2. Address for service: c/o Percel Inc., 4496 Chesswood Drive, North York, Ontario M3J 2B9
3. Name of property manager: Percel Inc. – Maryam Jalali Naeini, Senior Condominium Manager
Address: 9191/9199/9201/9205 Yonge Street, Richmond Hill, Ontario
Telephone number: Beverly Hills Resort Residences 905-597-7140 email: minaieini@percelinc.com
4. The directors and officers of the Corporation are:

<u>Name</u>	<u>Position</u>	<u>Address for service</u>	<u>Telephone Number</u>
Mahshid Ansari	President	c/o Percel Inc.	905-761-6840
Kent Holm	Treasurer	c/o Percel Inc.	905-761-6840
Karen Slack	Secretary	c/o Percel Inc.	905-761-6840
Kathryn Gaysinksy	Director	c/o Percel Inc.	905-761-6840
Sam Soltani	Director	c/o Percel Inc.	905-761-6840

Common Expenses

5. The owner of Unit 68 Level 2; Parking No. 231, Level C; Locker No. 231, Level C (SE201- 9199 Yonge Street, York Region Standard Condominium Corporation No. 1400), registered in the Land Titles (or Registry) Division of York Region Registry Office No. 65:

[X] is not in default in the payment of common expenses

[] is in default in the payment of common expenses.

6. A payment on account of common expenses for the unit in the amount of \$453.01 is due August 1, 2020 for the period August 1, 2020 to August 31, 2020. 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.

Be sure to contact Power Stream at 1-855-952-5280, to verify any outstanding Hydro charges and ensure payment prior to closing.

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 ending January 31, 2021 is accurate and may result in a surplus/deficit of \$0.00.

a) It is unknown whether unexpected expenditures due to health and safety concerns relating to COVID-19 will result in a surplus or deficit for the current fiscal year ending January 31, 2021.

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. For the fiscal year February 1, 2020 to January 31, 2021, there is an increase of 4.98% in common element fees. This increase is included in Item 6.
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 except:
 - a) As of May 31, 2020, the Corporation had an accumulated deficit of -\$121,043.83. The Condominium Act, 1998 s. 75 makes the developer accountable to the condominium corporation for any shortfall in the first-year budget. To determine how much may be owed by the developer, the audited financial statements for year ending January 31, 2020 will be compared to the first-year budget. The completion of the audited financial statements, by the condominium corporation, are in due process.

Reserve Fund

13. The Corporation's reserve fund amounts to \$815,212.13 as of May 31, 2020.
14. ~~[Strike out whichever is not applicable:
The most recent reserve fund study conducted by the board was a dated and prepared by The next reserve fund study is being conducted and it is in the process of being reviewed by the Board.~~

OR

~~(If no reserve fund study has been conducted by the board, state:
A reserve fund study will be conducted before (set out the date by which the reserve fund study must be conducted as required by the regulations made under the Act)]~~
15. ~~(If a notice has not been sent to the owners under subsection 94 (9) of the Condominium Act, 1998, including the following paragraph:
The balance of the reserve fund at the beginning of the last fiscal year was \$644,100.71 (unaudited). 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 \$649,965.00 and the anticipated expenditures to be made from the reserve fund in the current fiscal year is \$11,000.00 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. ~~[If a notice has been sent to the owners under subsection 94 (9) of the Condominium Act, 1998, include the following statements and a copy of the most recent notice for the unit with this certificate and mention it in the list of documents forming part of this certificate:
The board has sent to the owners a notice dated (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 not been implemented because (give reason).
OR
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.
 - a) The Corporation may experience delays in current/future projects as a result of the health and safety concerns relating to COVID-19. It is unknown whether this will cause unexpected expenditures.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation except:

- a) A claim commenced in the Small Claims Court bearing File Number SC-19-001200790000: The claim is in the amount of \$10,979.76 and relates to alleged damage to personal property. The Corporation disputes the claim and has instructed its legal counsel, Miller Thomson LLP, to defend against the claim.

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* 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.

Leasing of Units

24. The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 228 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*.

Phased condominium corporations

27. Not Applicable.
28. Not Applicable.

Vacant land condominium corporations

29. Not Applicable.

Leasehold condominium corporations

30. Not Applicable.
31. Not Applicable.
32. Not Applicable.

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~~ – **since the Corporation has recently completed it's first fiscal year, the financial audit is currently underway.**
- (c) not Applicable - 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) not 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) not applicable - 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) not applicable – a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* that bind the unit.;
- (h) not applicable - a copy of a notice datedcontaining a summary of the **reserve fund study**, and 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) not applicable - 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) not applicable – 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 or the part of the property designed to control, facilitate or provide telecommunications to, from or within the property;
- (k) not applicable – a copy of an application by the lessor for a termination order under section 173 of the *Condominium Act, 1998*;
- (l) not applicable – 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*, copy of the provisions that apply upon renewal;

Rights of person requesting certificate

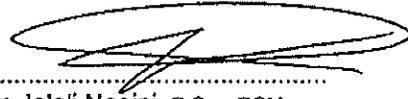
34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

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.

3. Amendments to the Condominium Act 1998, REQUIRE that a 'New Owner Information Certificate (NOIC)' be sent, in a prescribed form, within 30 days of an owner notifying the condominium corporation of ownership. A fee of \$25.00 will be charged back to the new owner, for the NOIC, once the corporation has been notified of the change of ownership.

Dated this 13th day of July, 2020.

York Standard Condominium Corporation No. 1400



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Maryam Jalali Naeini, B Sc, RCM
General Licensee
Senior Condominium Manager

I/We have the authority to bind the Corporation.