



THE RESIDENCES OF
MAPLE LEAF SQUARE

July 30, 2020

**RE: Dwelling Unit #20 Level 12, Parking Unit N/A, Parking Level N/A, Locker Unit N/A, Locker Level N/A (being Suite #1809 ST)
At S5 Bremner Blvd. Toronto, Ontario M5J 0A6
Toronto Standard Condominium Corporation No. 2130
Closing Date: Not specified**

We are pleased to enclose herewith the Status Certificate as well as the supporting documents required by the Condominium Act for the above-captioned unit.

Please inform the Management Office in writing upon closing the resident's name(s) and mailing address as per section 47 under the *Condominium Act, 1998*, otherwise, the new resident(s) will not be entitled to vote or to receive notice of meeting of owners. If the purchaser will be a non-resident owner and shall be renting the unit, the resident must comply with section 83 of the *Condominium Act, 1998*.

The amount of the Common Elements Assessment on this unit is \$403.37 per month and is due on the first day of each and every month. Please note that the Hydro electricity charges and Internet access **ARE NOT** included in the Common Expenses. Arrangements for these must be made with the local provider(s).

Should the new Owner(s) choose to fill out the "Pre-authorized Funds Transfer Authorization Agreement" we will require a cheque for **August 1, 2020** and the **void cheque** for Electronic Funds Transfer.

Yours truly,
DEL PROPERTY MANAGEMENT INC.
Agents for and on behalf of TSCC 2130

Carmen Ionescu
Condominium Manager

Form 13
Condominium Act, 1998

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

Toronto Standard Condominium Corporation No. 2130 (known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: **55/65 Bremner Blvd. Toronto, Ontario M5J 0A6/0A7**
2. Address for service: **55/65 Bremner Blvd. Toronto, ON M5J 0A6/0A7 (as per declaration)**
3. Name of property manager: **Del Property Management Inc.**
Head Office Address: **4800 Dufferin Street, Suite #109
Toronto, Ontario M3H 5S9**
Site Telephone number: **416-364-1777 / 416-364-3977**
4. The directors and officers of the Corporation are:

Name	Position	Address for Service
David Bowker	President	55/65 Bremner Blvd
Sharmini Mahendran	Vice President	Same as above
Emily Schatzker	Secretary	Same as above
John Dyer	Treasurer	Same as above
Cindy Mercier	Director	Same as above

Common Expenses

5. The owner of dwelling **Unit 20, Level 12, Parking Unit N/A, Parking Level N/A, Locker Unit N/A, Locker Level N/A (Suite 1809 on 55 Bremner Blvd. Toronto, Ontario M5J 0A6)** of **Toronto Standard Condominium Corporation No. 2130**, registered in the Land Titles Division of the **Toronto Registry Office (No. 66)**:

- IS NOT** in default in the payment of common expenses, provided that the **July 1, 2020 common fees** payment clears the bank.
- IS IN DEFAULT** of common element expenses in the amount of **\$0**

6. A payment on account of common expenses for the unit(s) in the amount of **\$403.37 is due on August 1, 2020 for the period August 1, 2020 to and including the last day of August 2020.**

Dwelling Unit \$403.37

7. The Corporation has the amount of **\$NIL** in prepaid common expenses for the unit(s).
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 January 1 – December 31, 2020 is accurate. However, the Corporation cannot accurately determine, at this time, whether the budget will result in a surplus or a deficit as it has no control over any, as yet, unannounced increases in utility rates, increased labor and material costs, and any other cost factors which are beyond the normal budgetary controls of the Corporation, including any costs which might impact on the budget as a result of complying with the provisions of the new condominium legislation.

Without limiting the generality of the foregoing, such budgetary increases may reflect amounts required to cover deficits, if any, in the current year's budget, increased reserve fund contributions due to new reserve fund studies, plans or updates obtained by the Corporation, **any** costs associated with complying with the provisions of the *Condominium Act, 1998*, increased utility costs due to utility rate increases and any other usual, customary or inflationary increases, the particulars of which are not within the knowledge of the Corporation at this time.

10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit(s):

HAVE NOT been increased, or
 HAVE been increased by **\$0.00**, per month, **due to....**

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(s)
 HAS levied the following assessment(s) against the unit,

12. The corporation has no knowledge of any circumstances that may result in an increase in the common expense for the unit, except:
- i) We have learned that insurance premiums and/or deductibles may increase beyond inflation in the next fiscal year(s). If so, this could result in an increase in common expenses (beyond inflation), and;
 - ii) It appears that the COVID-19 crisis may cause the condominium corporation to incur expenses beyond the current budget (see also Paragraph 9 in relation to any anticipated budget deficit or surplus). We will not know the precise amount of any resulting deficit (and any resulting increase in common expenses) until the crisis is behind us.

Reserve Fund

13. The Corporation's reserve fund amounts to **\$5,393,070** as of December 31, 2019 (audited). The Corporation's reserve fund which includes a provision for the Shared Areas amounts to **\$5,423,530.48 as of June 30, 2020 (unaudited)**.
14. The most recent reserve fund study conducted was a Comprehensive update with a site visit dated November 14th, 2018, and was prepared by **WSP Canada Inc.**
15. The balance of the Corporations' reserve fund which includes a provision for the Shared Areas at the beginning of the 2020 fiscal year was **\$5,036,328.05**. In accordance with the **2020** fiscal year budget and the 2019 reserve fund study for the Corporation, the annual contribution to be made to the Condominium's reserve fund is **\$1,638,628** and the anticipated 2020 expenditures from the reserve fund are **\$259,564**. 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. The Board **HAS SENT** to the owners a 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. All Owners will be sent a Notice of Future Funding within 15 days of the plans approval by the Board of Directors. A copy of the 2019 Notice of Future Funding is included in this Certificate for your information only.

HAS BEEN implemented on January 1st, 2019

HAS NOT BEEN

NOT APPLICABLE

The proposed plan for future funding will be implemented and the total contribution each year to the Reserve Fund is being made will be set out in the Contribution Table.

17. There **ARE NO** plans to increase the reserve fund of the Corporation under a plan proposed by the board under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the reserve fund, noted in section 14 of this status certificate other than those details that are in accordance with, and already outlined in the Future Funding and contribution table and implementation schedule attached, for your information only.

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 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 *Condominium Act, 1998*.
- THERE IS NO** Superior Court of Justice order, appointing an administrator.
- THERE IS** a Superior Court of Justice order, appointing an administrator, as per copies attached.

Agreements with owners relating to changes to the common elements

23. With respect to Agreements with owners relating to changes, additions or improvements to the common elements as per clause 98(1)(b) of the *Condominium Act, 1998*
- THE UNIT IS NOT** subject to an 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.

The person requesting the Status Certificate must assume responsibility to inspect the premises and confirm that the alteration complies with the provisions contained in any such Agreement(s).

****SEE NOTE BEFORE SIGNATURE LINE****

Leasing of Units

24. With respect to leased units, during the fiscal year preceding the date of this Status Certificate and as per section 83 of the *Condominium Act, 1998*, the Corporation
- HAS** received notice that **537** units were leased during the fiscal year preceding the date of this status certificate.
- HAS NOT** received notice that any units within this Corporation were leased

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 Regulations 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* including the policy for the corporation and also the policy for the shared complex facilities.

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.
 NOT APPLICABLE

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; or,
 THIS SECTION IS NOT APPLICABLE

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

OR: **THIS SECTION IS NOT APPLICABLE**

Leasehold condominium corporations

30. Name, Address and Telephone No. of Lessor _____

OR **THIS SECTION IS NOT APPLICABLE**

31. The provisions of the leasehold interest in the property:

- ARE IN GOOD STANDING** and have not been breached
 ARE NOT IN GOOD STANDING and have been breached in the following ways.....
 NOT APPLICABLE

32. The Lessor HAS/HAS NOT applied under section 173 of the Condominium Act, 1998 for an order

terminating the leasehold interests in the property.

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 of the Corporation;
- ✓ b) a copy of the budget of the Corporation for the current fiscal year (being the budget for the fiscal year after registration);
- ✓ c) a list of all current agreements mentioned in sections 111, 112 or 113 of the Condominium Act, 1998 and all current agreements between the Corporation and another condominium corporation, or between the Corporation and the owner of the unit(s); and
- ✓ d) a certificate or memorandum of insurance for the Corporation's current insurance policies
- ✓ e) a certificate or memorandum of insurance for The Cadillac Fairview Corporation Limited's current insurance policies.
- N/A f) 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;
- ✓ g) a copy of Schedule C that the declarant has delivered to the board setting out what constitutes a standard unit, as there is no by-law of the Corporation establishing what constitutes a standard unit;
- N/A h) a copy of all agreements, if any, described in clause 98 (1) (b) of the Condominium Act, 1998 that bind the unit;
- ✓ i) a copy of any 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;
- N/A j) 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;
- N/A k) 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 for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property;
- N/A l) a copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998; 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, a 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 section 33 of this status certificate, namely:
- (i) 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 paragraph 33 of this status certificate at a reasonable time and at a reasonable location; and
 - (i) The Corporation shall, within a reasonable time, provide copies of the agreements listed in section 33 of this status certificate to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labor and copying charges.

NOTE: Metered Utilities

Please note that the electricity consumption relating to the aforementioned dwelling unit (and any exclusive use common element areas appurtenant thereto) is separately check metered, and the cost of such unit owner's consumption does not comprise part of the common expenses.

Accordingly, the recipient of this status certificate should contact the utility monitor directly, namely **Toronto Hydro, 416-542-8000** to confirm whether or not there are any outstanding amounts owing for electricity consumption in respect of the aforementioned dwelling unit, which might ultimately give rise to a lien favour of the condominium corporation."

NOTE: In-Suite Inspection for Alterations

This status certificate has been completed without having undertaken a physical inspection of the dwelling unit (and any exclusive use common element areas appurtenant thereto) in respect of which this certificate has been issued. Accordingly anyone relying on the contents of this status certificate shall nevertheless be responsible and liable for addressing (and ultimately resolving, at their respective sole cost and expense, to the satisfaction of the condominium corporation) any unapproved alterations to said unit (and/or to any exclusive use common element areas appurtenant thereto), and all other outstanding violations of this condominium's declaration relating thereto which may subsequently be discovered, or which could have been reasonably discovered by such inspection.

Dated this July 30, 2020

TORONTO STANDARD CONDOMINIUM CORPORATION NO.2130

Per: _____

Name: **Lubko Belej, BRLS, R.C.M., Gen. Lic.**
Title: General Manager

I have the authority to bind the corporation

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