



CASTLE CONDO MANAGEMENT

"We make your property your Castle"

December 9th, 2021

Unit Owner(S)
14 William Farr Lane
Woodbridge, Ontario
L4L-8Z6

Dear Unit Owner(s);

Re: Status Certificate of Unit 13 - Level 1, 14 William Farr Lane, Woodbridge Ontario of York Region Condominium Corporation No.873

Dear Unit Owner(s);

As requested, we are pleased to enclose the Status Certificate for the above-noted Suites along with a Certificate of Insurance, Operating Budget and other related documentation of the Condominium Corporation.

The purchaser and/or their solicitor are required to notify this Corporation in writing, at its current mailing address specified on Page 1 hereof, immediately following the completion of the transfer of title and change of ownership of the suite. Unless and until 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 any notices of meetings and other written communication from the Corporation.

PLEASE BE ADVISED THAT THE CHANGE OF OWNERSHIP WILL NOT BE NOTED until we receive confirmation (Transfer of Deed) back from you, confirming the unit has in fact closed and transfer has taken place.

The unit has not been inspected and any purchaser(s) will need to conduct their own inspections to confirm the unit is in compliance.

If the new owner wishes to provide post-dated cheques, a series of post-dated cheques are required commencing the first of the month after closing inclusive to the fiscal year-end.

The post-dated cheques are to be forwarded to the mailing address on Page 1 of the Status Certificate.

NOTE: Due to Castle Condo Management just being retained as New Licensed Condominium Managers as of December 1st, 2021, we cannot verify the information provided, Castle Condo Management will not be liable for the attached information.

Should you have any questions, do not hesitate to contact the writer.

Sincerely,
CASTLE CONDO MANAGEMENT
(Agents for and on behalf of York Region Condominium Corporation 873)

Paul Gialledakis
President

Status certificate

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

Condominium Act, 1998

Name of Condominium Corporation

York Region Condominium Corporation No 873

(known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing Address:

120 Woodstream Blvd , Unit 5 , Woodbridge , Ontario L4L-7Z1

2. Address for Service:

120 Woodstream Blvd , Unit 5 , Woodbridge , Ontario L4L-7Z1

3. Name of condominium manager or condominium management provider, if any, with whom the Corporation has entered into an agreement to receive condominium management services:

Castle Condo Management Inc

Address:

120 Woodstream Blvd , Unit 5 , Woodbridge , Ontario L4L-7Z1

Telephone number:

647-323-2636 / Fax:905-605-1971

4. The directors and officers of the Corporation are:

Name	Position	Address for Service	Telephone Number
Lio Pratavia	Director	c/o 120 Woodstream Blvd , Unit 5 , Woodbridge , Ontario L4L-7Z1	647-323-2636
Victors Dzjuba	Director	c/o 120 Woodstream Blvd , Unit 5 , Woodbridge , Ontario L4L-7Z1	647-323-2636
Dominik Urbanczyk	Director	c/o 120 Woodstream Blvd , Unit 5 , Woodbridge , Ontario L4L-7Z1	647-323-2636

Common Expenses

5. The owner of Unit 13 Level 1 (Suite number 14 address 14 William Farr Lane , Woodbridge , Ontario , L4L 8Z6) of York Region Condominium Corporation No 873, registered in the Land Registry Office for the Land Titles (or Registry) Division of York 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 \$ 410.79 is due on January 1, 2022 for the period January 1, 2022 to January 31, 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 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, **except**
Special Assessment see attachment / assessment letter

Budget

9. The budget of the Corporation for the current fiscal year is accurate and may result in
a surplus of \$
or
a deficit of \$
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 levied the following assessments against the unit to increase the contribution to the reserve fund or the Corporation's operating fund or for any other purpose:
\$ 4,251.70
\$4,251.70 for reserve fund top up paid over 6 months - see attached letter
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 \$ 90,371.11 as of September 30, 2021.
14. Has a reserve fund study been conducted by the board?
The most recent reserve fund study conducted by the board was a Comprehensive study dated August 4, 2021 and prepared by Kasol Building Sciences Inc Ltd.. The next reserve fund study will be conducted before December 2023.

15. Not Applicable

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 [August 4, 2021](#) (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.

16. The board has sent to the owners a notice dated [August 4, 2021](#) 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

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 **except,**

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*.
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 unit owner.
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.
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, (*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.
if applicable add the following items:
- (e) a copy of all applications made under section 109 of the *Condominium Act, 1998*
- (f) 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) 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) a copy of a notice dated [August 4, 2021](#)
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 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) 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;
- (k) a copy of an application by the lessor for a termination order under section 173 of the *Condominium Act, 1998*;
- (l) 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 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.

Dated this 15 day of December, 2021

York Region

Condominium Corporation No.

873



(signature)

I/We have authority to bind the Condominium Corporation

Paul Gialledakis

(print name)

(signature)

I/We have authority to bind the Condominium Corporation

(print name)

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

SCHEDULE OF AGREEMENTS

SECTION 111

Property Management

Castle Condo Management

SECTION 112

Parking Enforcement

Authorized Parking Inc

Ground Maintenance / Snow Removal

Burdi Horticultural

ADDITIONS

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. As this unit and any appurtenant exclusive use common element (if applicable) have not been inspected prior to the making and execution of this certificate, the condominium corporation cannot comment upon matters of non-compliance which may be revealed by an inspection of the unit, the corporation reserves its right to enforce any matters of non-compliance notwithstanding that they may have existed prior to the issuance of this certificate.

As a matter of personal safety, please be advised that:

Under the Ontario Fire Code, the "owner" is responsible for ensuring that SMOKE ALARMS and CARBON MONOXIDE DETECTORS are installed in their dwelling unit. The Ontario Fire Code requires that SMOKE ALARMS and CARBON MONOXIDE be maintained in operating conditions at all times.