July 29, 2020

Status certificate

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

Condominium Act, 1998

York Region (name of Condominium Corporation) Condominium Corporation No.741 (known as the "Corporation") certifies that as of the date of this certificate:

Instruction for a common elements condominium corporation

(If the Corporation is a common elements condominium corporation, change all references in this certificate to terms in Column 1 to references to the terms in Column 2.)

Column 1	**Column 2**
unit(s)	common interest(s) in the Corporation
unit owner(s)	the owner(s) of a common interest in the Corporation

General Information Concerning the Corporation

1. Mailing Address: c/o Nadlan Harris Property Management Inc
2. Address for Service: 500 Champagne Drive, Toronto, ON M3J 2T9
3. Name of property manager: Terri Armour

   Address: 30 Hardig Blvd, Richmond Hill, ON L4J 9S5

   Telephone number: 905-770-1405
4. The directors and officers of the Corporation are:

Name	Position	Address for Service	Telephone Number
Lawrence Newstadt	President	500 Champagne Drive	416-915-9115
Ronald Duke	Vice-President	500 Champagne Drive	416-915-9115
Suzanne Chojnacki	Director	500 Champagne Drive	416-915-9115
Holo Devnan	Director	500 Champagne Drive	416-915-9115
Christine Pullen	Director	500 Champagne Drive	416-915-9115

Common Expenses

[If the Corporation is any condominium corporation but a common elements condominium corporation:

5. The owner of Unit 10 Level 9 (Suite 10– 30 Harding Blvd, Richmond Hill, Ontario); Parking Unit 195 Level A (PA-195); of YRCC 741 *identify condominium plan),* registered in the Land Registry Office for the Land Titles (or Registry)

Division of York Region

[If the Corporation is a common elements condominium corporation:

~~The owner of the common interest in the Corporation attached to~~

~~_____ *(provide description, as set out in Schedule D to the declaration, of the parcel of land to which the common interest in the Corporation is attached)*, registered in the Land Registry Office for the Land Titles (or Registry) Division of Toronto 66, (known as the "Parcel")]~~

(Strike out whichever is not applicable:

is not in default in the payment of common expenses.

OR

~~Is in default in the payment of common expenses in the amount of $NIL *[If applicable add:*~~

~~and a certificate of lien has **Not** been registered against~~

~~*(if the Corporation is any condominium corporation but a common elements condominium corporation:* the unit)~~

~~*(if the Corporation is a common elements condominium corporation:* The Parcel)].~~

6. A payment on account of common expenses for the unit in the amount of $896.30 + cable Charge of $ 33.90 with a monthly total of $930.20 is due on August 1st, 2020 *(next due date)* for the period

August 1st, 2020 *(date)* to August 31, 2020 *(date)*. 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. The Corporation has the amount of $NIL in prepaid common expenses for the unit.

7. 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 _____

(set out details and provide brief description)].

Budget

8. The budget of the Corporation for the current fiscal year is accurate and may result in

(Strike out whichever is not applicable:

a surplus of $160,197.66 ..

OR

~~a deficit of $_____*)*.~~

9. [Strike out whichever is not applicable:

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

~~Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have been increased by $_____per month because~~

_____ *(set out the reason for the increase)].*

10. [Strike out whichever is not applicable:

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.

OR

~~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:~~

~~*set out the amounts and the reason for the assessments)].*~~

11. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit *[if applicable add:* except

(give particulars of any potential increase, including any assessment levied by the board against the unit, and the reason for it)].

Reserve Fund

12. The Corporation's reserve fund amounts to $2,949,962.55 as of June 30, 2020

(specify a date that is no earlier than at the end of a month within 90 days of the date of this certificate).

13. *[Strike out whichever is not applicable:*

The most recent reserve fund study conducted by the board was a

Class two (2) (specify the class of reserve fund study) dated June 2018 and prepared by Stephenson Engineering Ltd. *(name of person who conducted the reserve fund study).* The next reserve fund study will be conducted before June 1, 2021 *(set out the date by which the next reserve fund study must be conducted* as *required by the regulations made under the Act).*

*The most recent Reserve Fund Study done for the **DRC** was a Class two (2) Dated **June 2019** and prepared by Stephenson Engineering Ltd.*

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)].*~~

14. *(If a notice has not been sent to the owners under subsection 94 (9) of the Condominium Act, 1998, include the following paragraph:)*

The balance of the reserve fund at the beginning of the current fiscal year was $2,407,379.00 (un-audited)In accordance with the Reserve Fund of the Corporation for the fiscal year, the annual contribution to be made to the reserve fund in the 2020-2021 fiscal year is $755,476.00 and the anticipated expenditures to be made from the reserve fund in the 2020-2021 fiscal year amount to $612,777.00. The board anticipates that the reserve fund will/~~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.

~~15. {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 *(if applicable add:* except _____ *(set out why contributions are not being made in accordance with the Contribution Table and whether this will be addressed)].*

16. 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 _____ *(give details of any increase, including any increase in the common expenses payable for the unit or assessment against the unit)].*

Legal Proceedings, Claims

17. There are no outstanding judgments against the Corporation *{if applicable add:* except _____ *(give amount of judgment and brief particulars)].*

18. The Corporation is ~~not~~ a party to any proceeding before a court of law, an arbitrator or an administrative tribunal *{if applicable add:* except: Except.

- An open file under DRC as a slip and fall, which is ongoing since 2014/2015. DRC, Crossbridges Management, City of Richmond Hill, Greenville Landscaping and intact Insurance are involved in the matter, but no final resolution has been made (Ontario Superior Court File No. CV-18-00600831-0000).

(give brief particulars and the status of those proceedings to which the Corporation is a *party)].*

19. 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 *[if applicable add:* except _____ *(give particulars)].*

20. 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 *(give brief particulars and the status of any claims that have been made)].*

21. *[Strike out whichever is not applicable:*

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.*

OR

~~There is 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. (If applicable, include a copy of the order with this certificate and mention it in the list of documents forming part of this certificate)].~~

Agreements with owners relating to changes to the common elements

22. *[Strike out whichever is not applicable:*

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.

OR

~~The unit is subject to one or more agreements 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. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties *(if applicable add:* except.....*(give particulars). (If applicable, include a copy of the agreements with this certificate and mention them in the list of documents forming part of this certificate.)]*~~

Leasing of Units

23. *[Strike out whichever is not applicable:*

~~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~~.

OR

The Corporation has received notice under section 83 of the *Condominium Act, 1998,* that 28 *(set out the number)* unit(s) was (were) leased during the fiscal year preceding the date of this status certificate.

Substantial changes to the common elements, assets or services

24. 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 .....

(give a brief description and a statement of their purpose)].

Insurance

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

Phased condominium corporations

26. *[Strike out whichever is not applicable:*

~~The declarant has completed all phases described in 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.~~

OR

~~The declarant has not completed all phases described in 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.)~~

27. *[Strike out whichever is not applicable:*

~~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

~~The declarant does not own any of the units in the phases, except for 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, 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

~~28. 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 H, have not yet been completed, installed and provided).*~~

Leasehold condominium corporations

~~29. Name of lessor: .....~~

~~Address: .....~~

~~Telephone number:~~ _____

~~30. *[Strike out whichever is not applicable:*~~

~~The provisions of the leasehold interests in the property are in good standing and have not been breached.~~

~~**OR**~~

~~The provisions of the leasehold interests in the property are not in good standing and have been breached in the following ways:~~ _____

~~*(provide details)]*.~~

~~31. The lessor *(strike out whichever is not applicable:* has/has not) applied under section 173 of the *Condominium Act, 1998* for an order terminating the leasehold interests in the property.~~

Attachments

32. 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* 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 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_____*(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)* 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;*~~

~~U) 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

33. 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 29th day of July 2020 York Region Condominium Corporation No. 741

.....

Liron Daniels

(I have the authority to bind the Corporation

York Region Condominium Corporation No. 741.)

Note:

PS: In order to update our files, please fax the full name of the purchaser(s) and closing to (416) 915-9114.
**********This Status Certificate is valid subject to all cheques for the payment of common expenses clearing the bank. The Condominium Corporation is not making any representation in this certificate regarding any unauthorized, unapproved, or unknown installation(s), improvement(s), construction, modification(s), or any other unauthorized changes whatsoever, which may have been made to the unit(s). All changes to the common elements, by the present owner(s) or any past owner(s) of the unit(s). All changes to the common elements made by the owner(s) must comply with the Condominium Act, 1998 and the declaration, by-laws and rules of the Condominium Corporation. Purchasers are responsible to ascertain whether the vendor has made an unauthorized alteration(s) to the common elements or the exclusive-use common elements of the unit(s).***

Upon ownership of a unit being transferred, it is the responsibility of the purchaser to advise the Corporation in writing, of the purchaser's name and address for service. It is preferable that this information be provided to the Corporation immediately following the transfer of ownership of the unit. Until this notice is received in writing by the Corporation, the Corporation cannot recognize the purchaser of the unit on the records of the Corporation. The Corporation will not be responsible for any compromise of the purchaser's rights vis-à-vis the Corporation, or for any costs, losses or damages incurred by the purchaser as a result of any delay in providing this information.

PLEASE ENSURE PURCHASERS EMAIL ADDRESSES ARE PROVIDED ALONG WITH THE TRANSFER DEED AS CERTAIN OWNER INFORMATION WILL BE DELIVERED ELECTRONICALLY.