

**Form 13**  
*Condominium Act, 1998*

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

**Toronto Standard Condominium Corporation No. 1526** (known as the "Corporation") certifies that as of the date of this certificate: **October 2, 2020**

**General Information Concerning the Corporation**

1. Mailing address: **C/O MANAGEMENT OFFICE  
28 HARRISON GARDEN BLVD.  
TORONTO, ON M2N 7B5**  
Telephone number: **(416)-226-2307**  
Facsimile number: **(416)-226-3918**
2. Address for service: **AS ABOVE**
3. Name of property manager: **Del Property Management Inc.**  
Address: **4800 Dufferin Street, Suite #109  
Toronto, Ontario M3H 5S9**
4. The directors and officers of the Corporation are:

Name	Position	Address for Service
<b>Dennis Callan</b>	<b>President</b>	<b>416-226-2307 (c/o mgmt office)</b>
<b>Andrew Pienkow</b>	<b>Director</b>	<b>416-226-2307 (c/o mgmt office)</b>
<b>Perry Ng</b>	<b>Director</b>	<b>416-226-2307 (c/o mgmt office)</b>
<b>Brian Celentano</b>	<b>Vice President and Treasurer</b>	<b>416-226-2307 (c/o mgmt office)</b>

**Common Expenses**

5. The owner of dwelling **Unit 6, Level 5, (being suite #507) Parking Unit 39, Level B, (also known as P2-339), Locker Unit 121, Level B, (also known as P2-421) (Suite #507, 28 Harrison Garden Blvd. Toronto, ON M2N 7B5) of Toronto Standard Condominium Corporation No. 1526**, registered in the Land Titles Division of the **Toronto Registry Office (No. 66)**:  
  
[ X ] **IS NOT** in default in the payment of common expenses, provided that the **October 1, 2020** 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 **\$527.61 is due on November 1, 2020 for the period November 1<sup>st</sup>, 2020 to and including the last day of November 2020**. The 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(s).
8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit(s).

**Budget**

9. The budget of the Corporation for the current fiscal year is accurate. The budget of the Corporation for the current fiscal year 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 labour 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.

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,
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, 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(s), except for:  
 a) budgetary increases which will likely occur when a new budget (which has not yet been prepared or settled) in respect of the Corporation's next financial year comes into effect on or about **October 1, 2021**, and;

### Reserve Fund

13. a) The Corporation's reserve fund amounts to (excluding the separate Reserve Fund Maintained for the Shared Facilities) amounts to **\$2,674,464.00** (unaudited) as of **August 31, 2020**  
 b) The reserve fund in respect of the Shared Facilities amounts to **\$1,142,678.00** (unaudited) as of **August 31, 2020**
14. a) The most recent reserve fund study conducted by the board was a CLASS 3 RESERVE FUND STUDY dated September 24, 2019 and prepared by SPG Engineering, The Next Reserve Fund Study will be conducted before September 24, 2022.  
 b) The most recent reserve fund study with respect to the Shared Facilities conducted by the board was a CLASS 3 RESERVE FUND STUDY dated June 5, 2019 and prepared by SPG Engineering. The Next Reserve Fund Study will be conducted before June 5, 2022.
15. a) The balance of the Corporation's reserve fund at the beginning of the current fiscal year was **\$3,059,596.00**. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to this Condominium's reserve fund in the current fiscal year is **\$420,360.00**, and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **\$664,298.00**. The board anticipates that said 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;  
 b) The balance of the reserve fund in respect of the Shared Facilities at the beginning of the current fiscal year was **\$605,901.00**. In accordance with the Budget of the Corporation for the current fiscal year, the annual contribution to be made to this Condominium's reserve fund in the current fiscal year is **\$463,506.00**, and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **\$473,275.00**. The board anticipates that said reserve fund **WILL BE** adequate in the current fiscal year for the expected costs of major repair and replacement of the Shared Facilities.
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  
☒ **HAS BEEN** implemented on *September 24th, 2019*  
☐ **HAS NOT BEEN** implemented because... **GIVE REASON**  
☐ **NOT APPLICABLE**
- The proposed plan for future funding has been implemented and the total contribution each year to the Reserve Fund is being made will be set out in the Contribution Table included in the notice.
17. A) 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, pending the completion of the reserve fund study noted in section 14 of this status certificate other than those details that are in accordance with, and already outlined in the Form 15 and contribution table and implementation schedule attached.



b) There **ARE NO** plans to increase the Shared facilities 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, pending the completion of the reserve fund study noted in section 14 of this status certificate other than those details that are in accordance with, and already outlined in the Form 15 and contribution table and implementation schedule attached.

### Legal Proceedings, Claims

18. There is a slip and fall claim action remains active against the TSCC1466 & TSCC1526 Shared Facilities. The Corporation is still awaiting further disclosure from the insurance company.
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 **Tarion** New Home Warranty Program.
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 inspector.  
☐ **THERE IS** a Superior Court of Justice order, appointing an inspector, 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).

### 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 approximately **75** units were leased during the fiscal year preceding the date of this status certificate.  
☐ **HAS NOT** received notice that any units within this Corporation was 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.

### Insurance

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

### 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  
☒ **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 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 that bind the unit;*
- ☒ h) *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;*



- 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; 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
- (ii) 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 labour and copying charges.

### **OTHER**

#### **A) No Prior Inspection of Suite Conducted**

The person requesting this certificate is hereby advised that no inspection of the unit(s) which is/are the subject matter of this certificate (nor any portion of the exclusive use common element areas appurtenant thereto), has been conducted by the Corporation or its property manager, in order to determine whether or not the Corporation has any claim for damages against the owner of such unit(s), or whether any violation of the provisions of the Act, or Corporation's declaration, by-laws and/or rules exist, prior to issuing this status certificate in connection therewith. Accordingly, the person requesting this certificate shall be solely responsible for undertaking any desired or required inspection. However, the Corporation's property manager is willing to conduct any desired or required inspection, when expressly requested or instructed in writing to do so by the person requesting a status certificate, provided that an additional fee of \$100.00 per inspection plus G.S.T. is paid to the manager at the time of such request or instruction.

#### **B) Individual Metering Clause:**

Please note that the electricity [and/or water] 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. However, pursuant to the provisions of the declaration, if an owner of a dwelling unit fails to pay his or her proportionate share of the electricity [and/or water] consumption charges within 10 days following the receipt of an invoice for such outstanding utility charges from the condominium corporation's designated utility monitor (following the periodic reading of the check meter appurtenant to the owner's dwelling unit), then the condominium corporation shall be entitled to maintain and enforce a lien against the defaulting owner's dwelling unit.

C) There are restrictions set forth in the declaration and the rules governing tenancies and the keeping of **pets** within the building(s) or ground(s). Unit purchasers are urged to review, in particular, these restrictions prior to taking occupancy (directly or by a tenant) of the unit.

D) 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, and unless such an inspection is requested and made, the corporation reserve its right to enforce any matters of non-compliance notwithstanding that they may have existed prior to the issuance of this certificate.

E) It is the purchaser's responsibility to contact the **Property Management Office** at least (7) business days prior to moving into the building in order to complete the owner's registration. If the purchaser(s) do not intend to occupy the unit, it is mandatory that they provide the management office with an address for service as well as a tenancy agreement and completed Form 5 within 30 days.

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

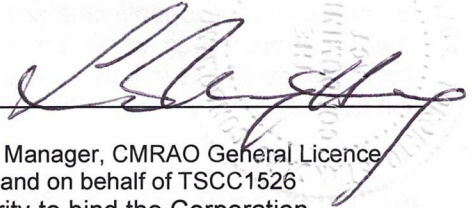
- a) Under the Ontario Fire Code, the "owner" is responsible for ensuring that SMOKE ALARMS are installed in their dwelling unit. The Ontario Fire Code requires that SMOKE ALARMS be maintained in operating condition at all times.
- b) Many municipalities have enacted a BY-LAW requiring the installation and maintenance of CARBON MONOXIDE DETECTORS by the "owner" under the authority of Section 102 of the Municipal Act R.S.O. 1990, c.M.45. Please ensure that you comply with the local BY-LAW within your municipality, BY-LAW # 60-1998.

G) There are strict guidelines regarding **hardwood/laminate flooring installation**. Please review in depth the guidelines as set forth in the policy and rules and regulations of the Corporation.

**Dated this 2nd day of October , 2020.**

**Toronto Standard Condominium Corporation No. 1526**

Per:

  
Nicole Liu  
Condominium Manager, CMRAO General Licence  
As Agents for and on behalf of TSCC1526  
I have authority to bind the Corporation.