

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1526
(the “Corporation”)
COVID-19 TEMPORARY POLICY - FACE MASKS / FACE COVERINGS

WHEREAS:

- A. In order to implement appropriate precautions as a result of the COVID-19 pandemic, the board of directors is taking into consideration all recommendations communicated by all levels of government and public health agencies, in order to promote and protect the health, welfare, and safety of all persons on the common elements;
- B. On July 29, 2020, effective August 5, 2020, the City of Toronto passed a new temporary by-law requiring masks or face coverings (mask, balaclava, bandana, scarf, cloth or other similar item that covers the nose, mouth and chin without gapping) (“**Municipal Mandate**”) to be worn in the enclosed common areas, to better prevent the spread of COVID-19 that is communicable from person to person and carries risks of serious complications;
- C. Pursuant to the Municipal Mandate, each condominium corporation must adopt a policy ensuring that masks or face coverings are worn within enclosed common areas;
- D. Pursuant to Section 26 of the *Condominium Act, 1998* (the “**Act**”), the Corporation is the occupier of the common elements, and as such, has a duty to take such care as in all the circumstances is reasonable to see that persons on the common elements/common areas are reasonably safe while on the common elements/common areas;
- E. Pursuant to Section 117 of the Act, no person shall, through an act or omission, permit a condition to exist or carry on an activity in a unit or on the common elements/common areas, if the condition or activity is likely to cause injury to an individual;
- F. The condominium premises constitute a ‘workplace’ for the purposes of the *Occupational Health and Safety Act*, pursuant to which the Corporation has mandatory responsibilities to take reasonable measures to reasonably ensure the health and safety of workers;
- G. As a result of the risks associated with COVID-19, and to be in compliance with the Municipal Mandate, the Corporation requires that all persons who access and use the common elements/common areas wear face masks or other face coverings in the indoor common elements/common areas to promote and protect the health, safety and well-being of all; and,
- H. It is intended that this Preamble shall form an integral part of the policy.

NOW THEREFORE the board of directors has resolved to pass the following policy:

- 1. **Definitions:** For the purposes of this policy a “**Face Mask or Face Covering**” means a non-medical face mask to a N95 respirator mask and includes a cloth or other similar covering that covers the nose, mouth and chin. No Face Mask or Face Covering shall contain any objectively offensive words or images, including words or images directed at any gender, ethnic or religious group, symbols of hatred, and profanity.

2. **Requirement to wear a Face Mask or Face Covering:** Except as provided in Section 3, all persons (residents, visitors, workers, contractors, delivery persons, etc.) shall wear a Face Mask or Face Covering in all areas of the indoor common elements/common areas, including, but not limited to, the lobby, elevators, corridors, amenities spaces, mail room, garbage room, garbage chute rooms, and service areas or facilities (the "Face Covering Requirement").
3. **Exceptions:** The Face Covering Requirement shall not apply to those persons who, or those circumstances that, are exempt from the requirement pursuant to the Municipal Mandate, as amended.
4. **Access restriction:** Any non-resident (e.g. visitor, contractor, delivery person, etc.) requesting access to the condominium premises who does not comply with the Face Covering Requirement and is not exempt from the requirement under the Municipal Mandate may be denied access to the premises.
5. **Duration of the policy:** This policy shall remain in effect for the duration of the Municipal Mandate, unless revoked or amended prior to that time by further resolution of the board of directors.
6. **Signage/Administration of the policy:** The Corporation will train all personnel in the administration of the policy and will conspicuously post signage in such areas of the common elements/common areas in order to make Face Covering Requirement known to all persons entering the condominium premises, including at building entrances.

The foregoing policy has been passed by resolution of the board of directors on the 11 day of August, 2020, such policy taking effect upon the giving of notice to the owners.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1526**

Per: Brian Clements
Name:
Title: Director

Per: Perry Nkr
Name: Perry Nkr
Title: Director
We have authority to bind the corporation.