

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

**Toronto Standard Condominium Corporation No. 1582** (known as the "Corporation") certifies that as of the date of this certificate: **October 9, 2020**

**General Information Concerning the Corporation**

1. Mailing address: 21 Hillcrest Avenue, Toronto, ON M2N 7K2
2. Address for service: 21 Hillcrest Avenue, Toronto, ON M2N 7K2
3. Name of property manager: **Del Property Management Inc.**  
Address: **4800 Dufferin Street, Suite #109**  
**Toronto, Ontario M3H 5S9**  
Telephone number: (416) 730-8210 / (416)-661-3151
4. The directors and officers of the Corporation are:

Name	Position	Address for Service
David Black -OOP	President	21 Hillcrest Avenue, Toronto, ON M2N 7K2 (c/o mgmt office)
Diana Lu	Vice President	21 Hillcrest Avenue, Toronto, ON M2N 7K2 (c/o mgmt office)
Henry Kwong	Treasurer	21 Hillcrest Avenue, Toronto, ON M2N 7K2 (c/o mgmt office)
Mario Romero	Secretary	21 Hillcrest Avenue, Toronto, ON M2N 7K2 (c/o mgmt office)
Stacey Saunders	Director	21 Hillcrest Avenue, Toronto, ON M2N 7K2 (c/o mgmt office)

**Common Expenses**

5. The owner of dwelling **Unit 02, Level 10, Parking Space 62, Level C (Suite #1002, 21 Hillcrest Avenue, Toronto, ON M2N 7K2)** of **Toronto Standard Condominium Corporation No. 1582**, 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<sup>st</sup>, 2020** payment clears the bank.  
[ ] **IS IN DEFAULT** of a chargeback in the amount of common expenses in the amount of **\$00.00**.  
  
[ ] **IN DEFAULT** in payment of common element expenses in the total amount of **\$00.00 "And a certificate of lien has been registered against the unit". In Addition**, the current balance owing for **Hydro Consumption** is **\$00.00 for the most current reading period**.
6. A payment on account of common expenses for the unit(s) in the amount of **\$639.90 is due on October 1<sup>st</sup>, 2020 for the period October 1<sup>st</sup>, 2020 to and including the last day of October, 2020**. 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 break down of the common expenses are as follows:**

	Unit:	\$ 574.75
	Parking	\$ 65.15
	Locker	\$ 0
<b>Total common expenses fee:</b>		<b>\$ 639.90</b>

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 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 special assessment against the unit in the amount of **\$00.00**, which the amount of **\$0.00** is outstanding. Please see the Special Assessment Letter.

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:

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 JANUARY 31<sup>ST</sup>, 2020**. 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.

The Corporation's engineers have carried out investigations and confirmed the presence of Kitec plumbing in the units and portions of the common elements in the building.

The Corporation is not aware of any leaks that have occurred in the building to date as a result of Kitec plumbing. The cost associated with the replacement of any Kitec plumbing located within a unit is the responsibility of the unit owner. The replacement of any Kitec plumbing, and the repair of any damage arising from the piping, could result in costs to unit owners, either directly from the cost to replace the piping and/or unit damage resulting from water escape, and/or indirectly through common expenses in the case of damage to the common elements or other expenses. At the present time, the Board of Directors is investigating whether replacement is necessary and, if so, the costs to remove and replace Kitec plumbing from each unit where it is located, the cost of which will be borne by each unit owner. The cost of this replacement, if required, is not yet known.

### Reserve Fund

13. The Corporation's reserve fund amounts to **\$760,353 as of February 1, 2020 (unaudited)**. The Corporation's reserve fund amounts to **\$1,006,374 (un-audited) as of August 31, 2020**.
14. The most recent reserve fund study conducted by the board was an analysis of the replacement costs of the major common elements and assets of the Corporation which was commonly referred to as an

analysis of the replacement costs of the major common elements and assets of the Corporation which was commonly referred to as a "Reserve Fund Study". However, "Reserve Fund Study" is a defined term under the Condominium Act, 1998. The most recent study is dated **November 22, 2018** and was prepared by **Ontech Building Consultants Inc.** **A copy of which has been provided to the Owner of the suite as of December 7, 2018.**

15. The balance of the Corporation's reserve fund at the beginning of the current fiscal year was **\$790,004 as of January 31, 2020 (audited)**. 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 **2020-2021 is \$494,622** and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **\$110,559**. 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;
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 November 22, 2018 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.
  - ☐ **HAS NOT BEEN** implemented
  - ☐ **NOT APPLICABLE**
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, 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 **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 **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. 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.~~

The person requesting the Status Certificate must assume responsibility to inspect the premises and confirm that any 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 87 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, 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. 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

☒ **THIS SECTION IS NOT APPLICABLE**

**Leasehold condominium corporations**

30. ☐ Name, Address and Telephone No. of Lessor \_\_\_\_\_

☒ **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:

x a) *a copy of the current declaration, by-laws and rules of the Corporation;*

x b) *a copy of the budget of the Corporation for the current fiscal year (being the budget for the fiscal year after registration);*

x 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*

x d) *a certificate or memorandum of insurance for the Corporation's current insurance policies.*

**N/A** 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;*

x 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;*

**N/A** 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;*

x 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;*

**N/A** 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;*

- |            |    |  |
|------------|----|--|
| <b>N/A</b> | j) | <i>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;</i> |
| <b>N/A</b> | k) | <i>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.]</i>   |

### **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 labour and copying charges.

### **NOTE: 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 H.S.T. is paid to the manager at the time of such request or instruction.

- A. 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.
- B. 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.
- C. 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.

- D. This Status Certificate is valid subject to all outstanding cheques/payments clearing the bank, that were issued to the Corporation, up to and including the date on this Status Certificate.
- E. The Corporation is considering selling up to 8 of its parking units that are assets of the Corporation. Such sale is not a substantial alternation, modification or improvement to the common elements or assets of the Corporation, but the Corporation wishes to advise of the non-substantial change in its assets.

#### **Check – Metered Utilities**

Please note that the heat and hydro (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. 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.

Accordingly, the recipient of this status certificate should contact the condominium corporation's utility monitor directly, namely ENERCAN at 1-800-818-1458, to confirm whether or not there are any outstanding amounts owing for heat & hydro (electricity) consumption in respect of the aforementioned dwelling unit, which might ultimately give rise to a lien in favour of the condominium corporation."

**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 9th day of OCTOBER, 2020**

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1582**

Per: J Rotolo

Name: Julie Rotolo, G.L.C.M., RCM

Title: Condominium Manager

I have authority to bind the Corporation