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

Condominium Act, 1998

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166

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

General Information Concerning the Corporation

1. Mailing address: **135 Village Green Square, Toronto, Ontario M1S 0G4**
2. Address for service: **135 Village Green Square, Toronto, Ontario M1S 0G4 (as per declaration)**
3. Name of condominium manager With whom the corporation has Entered into an agreement to receive condominium services: **Del Property Management Inc.**
   Address: **4800 Dufferin Street, Suite #109**
   Toronto, Ontario M3H 5S9
   Telephone number: **(416)-335-7131 (Site) / (416)-661-3151**

4. The directors and officers of the Corporation are:

Name	Position	Address for Service
Samir Hassan	**President**	**135 Village Green Square, Toronto, Ontario M1S 0G4**
Sean Cooke	**Vice-President**	**135 Village Green Square, Toronto, Ontario M1S 0G4**
Anjum Mufti	**Treasurer**	**135 Village Green Square, Toronto, Ontario M1S 0G4**
Rakhee Kotecha	**Secretary**	**135 Village Green Square, Toronto, Ontario M1S 0G4**
Pauline Ha	**Director**	**135 Village Green Square, Toronto, Ontario M1S 0G4**

Common Expenses

5. The owner of dwelling **Unit 10, Level 8, Parking Space 140, Level A, Locker Unit 193, Level A, municipally located at Suite #824, 135 Village Green Square, Toronto, ON M1S 0G4 of Toronto Standard Condominium Corporation No. 2166,** 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 **May 1, 2021** payment clears the bank.

   [ ] **IS IN DEFAULT** of common element 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".**

   [ ] The current balance for **Utility Consumption** is **$00.00.**

6. A payment on account of common expenses for the unit(s) in the amount of **$511.16 is due on June 1, 2021 for the period June 1, 2021 to and including the last day of June 1, 2021.** 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 **$ 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):

    [X] **HAVE NOT** been increased, or
    [ ] **HAVE** been increased by **$0.00**, per month, **due to....**

11. Since the date of the budget of the Corporation for the current fiscal year, the Board:

    [X] **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 **July 1, 2021**.

    a) any increases in this Condominium's proportionate share of the Two-Way Shared Facilities Costs arising because of any increases in the next succeeding Two-Way Shared Facilities Budget;

    b) any increases in this Condominium's proportionate share of the Daycare Centre Costs arising because of any increases in the next succeeding Daycare Centre Budget, as outlined in section 9 above; and

    c) any costs associated with complying with the provisions of any applicable legislation that is enacted hereafter.

    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.

Reserve Fund

13. a) The Corporation's reserve fund [excluding the separate reserve funds maintained in respect of the Two-Way Shared Facilities and the Daycare Centre respectively] amounted to $3,834,786.26 as of March 31, 2021.

    b) The reserve fund in respect of the Two-Way Shared Facilities amounted to $2,638,359.13 as of March 31, 2021, and

    c) The reserve fund in respect of the Metrogate South Daycare Centre amounted to $354,853.06 as of March 31, 2021.

14. a) The most recent reserve fund study conducted by the board was a Class 3 reserve fund study dated May 18, 2018 for this Condominium and prepared by Belanger Engineering. The next reserve fund study will be conducted before May 18, 2021.

    b) The most recent reserve fund study conducted by the board was a Class 2 reserve fund study dated May 22, 2018 for the Two-Way Shared Facilities and prepared by Belanger Engineering. The next reserve fund study will be conducted before May 22, 2021.

    c) The most recent reserve fund study conducted by the board was a Class 2 reserve fund study dated September 3, 2018 for the Metrogate South Daycare Centre and prepared by Belanger Engineering. The next reserve fund study will be conducted before July 1, 2021

15. a). The balance of the Corporation's reserve fund at the beginning of the current fiscal year was **$3,497,163**. 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 (exclusive of the reserve finds maintained in respect of the Two-Way Shared Facilities and the Daycare Center respectively) in the current fiscal year is **$558,317** and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **$152,761**. 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 (excluding any portion of the Two-Way Shared Facilities and Daycare Center);

    b). The balance of reserve fund in respect of the Two-Way Shared Facilities, at the beginning of the current fiscal year was **$2,547,921**. In accordance with the current prevailing Two-Way Shared Facilities Budget, the annual contribution to be made by this Condominium to the Two-Way Shared Facilities' reserve fund in the current fiscal year is **$374,787** and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **$457,168**. 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 Two-Way Shared Facilities;

    c). The balance of the reserve fund in respect of the Daycare Center, at the beginning of the current fiscal year was **$293,715**. In accordance with the current prevailing Daycare Center Budget, the annual contribution to be made to this Condominium to the Daycare Center's reserve fund in the current fiscal year is **$41,519** and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **$99,860**. 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 Daycare Center.

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

[X] **HAS BEEN** implemented on **May 29, 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 because...
[ ] **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*.

[X] **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.

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

[X] **HAS** received notice that **184** 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.
[X] 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, <u>but not</u> 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,
[X] 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: **[X] THIS SECTION IS NOT APPLICABLE**

Leasehold condominium corporations

30. [ ] Name, Address and Telephone No. of Lessor _____

OR **[X] 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.....
[X] 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.

[X] 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.*

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;*

N/A 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;*

N/A 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;*

N/A 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;*

N/A 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

(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.

Check – Metered Utilities

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.

Accordingly, the recipient of this status certificate should contact the condominium corporation's utility monitor directly, namely **(ie: Provident Energy Management Inc. at 416-736-0630)**, to confirm whether or not there are any outstanding amounts owing for electricity [and/or water] consumption in respect of the aforementioned dwelling unit, which might ultimately give rise to a lien in favor of the condominium corporation."

Dated this 11th day of May, 2021.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166

Per: _____

Name: Laney Choi, CMRAO General Licence
Title: Senior Property Manager

I have authority to bind the Corporation