ICC Property Management Ltd.
2875 14th Avenue, Suite 300
Markham, Ontario L3R 5H8
Tel (905) 940-1234 Fax (905) 940-3881

Status Certificate

Issued to: **Galen Howe**
Galen.longford@gmail.com
Conduit-224976

Date: May 2, 2022

Re: **OWNER(S):** **GALEN HOWE/ JULIA O'SULLIVAN**
PURCHASER(S): **UNKNOWN**
MATTER: **TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322**
UNIT #1908 – 85 EAST LIBERTY STREET, TORONTO, ONTARIO
CLOSING DATE: **JULY 25, 2022**

Enclosed please find a completed Status Certificate in accordance with Section 76 of the *Condominium Act, 1998* and all accompanying documents as per your request.

The following is an outline of the information that we need with respect to a purchase or sale of any unit within this complex, trusting you will pass this information onto your respective clients for a smoother transition on their part.

1. A copy of the Corporation Documents including the Declaration, By-laws and Rules and Regulations will be attached to the Status Certificate which was provided to you. Please ensure the purchaser receives a copy prior to closing.

2. The buyer must contact the management office to book the time of moving. Please contact the site office at **647-347-2873.**

3. We will require the following information with respect to the new owner:

   - Full legal name of new owner;
   - New Purchaser address for service;
   - If the buyer is not intending on occupying the unit, please provide us with the correct mailing address of the buyer, along with contact phone numbers;

4. If the new buyer intends to rent this unit to another party, please complete the Form 5 enclosed and provide our office with the following information:

   - A copy of the tenancy agreement, with a copy of the Condominium Rules and Regulations attached.
   - The full name of the occupants, and their contact phone numbers.
   - The date of occupancy, **please note that the tenant must register for the move in time.**

5. Condominium fees may be paid by pre-authorized payment form or post-dated cheques. We will require a completed pre-authorization form (including void cheque) or a series of post-dated cheques in the amount of the condominium fees from the 1st day of the month immediately following the closing date up to and including **July 31, 2022.** Cheques should be made payable to **Toronto Standard Condominium Corporation No. 2322.**

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Monthly Condominium Fees

Another issue which creates misunderstanding with new purchasers is the issue of who is responsible for the monthly condominium fees with respect to the date of closing.

A. All condominium fees are due on the 1st day of each month.

B. The registered owner of the unit will be responsible for payment on the 1st day of that month.

C. If the unit closes after the 1st of the month and before the end of the month it will be the responsibility of the seller's solicitor to make the adjustment on closing.

D. Any post-dated cheques in the possession of the Condominium Corporation belonging to the vendor will be delivered to the vendor upon receipt of the above noted information. Please note if the information on the purchaser is not received by this office, the vendor's next monthly cheque may be cashed in credit of the month's expenses, and this adjustment to be taken into account by the solicitor.

If for any reason the closing of the transaction is delayed, please notify this office immediately.

Please ensure that the new resident contact the on-site Condominium Manager, Ana Zuvela phone at 647-347-2873 or by e-mail to azuvela@iccpropertymanagement.com in order to receive an information package prior to moving in.

If we can be of any assistance in facilitating the move for the vendor, the purchaser or their respective solicitors, please feel free to call our office.

Yours truly,

ICC PROPERTY MANAGEMENT LTD.

Biljana Murphy
Status Certificate Coordinator
bcmurphy@iccpropertymanagement.com

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GENERAL INFORMATION

Owners are responsible for maintaining the cleanliness of their own parking spaces. Oil and other motor vehicle leaks must be cleaned up immediately, and vehicles which leak fluid repaired, failure to do so will result in a charge being levied by the Corporation against the unit owner. Parking spaces are not to be used for storage.

Unit purchasers (and their solicitors) are required to notify, in writing, this Corporation at its current mailing address on page 1 hereof immediately following the completion of the transfer of title and change of ownership to the Unit(s). Until and unless such notification is provided to the Corporation, its records shall remain in the name of the present owner as prescribed under S.47(1) of the *Condominium Act, 1998* and the new owner will not receive notices of any meetings and other written communication from the Corporation.

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 reserves its right to enforce any matters of non-compliance notwithstanding that they may have existed prior to the issuance of this certificate.

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

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.

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 BYLAW within your municipality.

The purchaser shall inspect the unit being purchased to ascertain whether the vendor has made an unauthorized alteration to the common elements or the exclusive use common elements of the unit. If an unauthorized alteration has been made without approval of the Corporation, the Purchases should require the Vendor to restore the common element to its original conditions.

This Status Certificate is valid subject to all outstanding cheques/payments clearing the bank that was issued to the Corporation, up to and including the date below.

If you have any enquiries, please contact our on-site Condominium Manager, Ana Zuvela phone at 647-347-2873 or by e-mail to azuvela@iccpropertymanagement.com

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

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322
(known as the "Corporation")

Certifies that as of the date of this certificate:
Standard Condominium Corporation

GENERAL INFORMATION CONCERNING THE CORPORATION

1. **Mailing Address:** **TSCC 2322**
c/o Management Office
King at Liberty
65/75/85 East Liberty Street
Toronto, ON

2. **Address for Service:** **TSCC 2322**
c/o Management Office
King at Liberty
65/75/85 East Liberty Street
Toronto, ON

3. **Name of Condominium Management:** ICC Property Management Ltd.
2875 14th Avenue, Suite 300
Markham, ON L3R 5H8

Telephone: (905) 940-1234
Facsimile: (905) 940-3881

4. **The directors and officers of the Corporation are:**

Name	Position	Address	Telephone
Stephen Hack	President	2875 14th Avenue, Suite 300	905-904-1234
Brian Markle	Vice President	2875 14th Avenue, Suite 300	905-904-1234
Peter Bartz	Vice President/Secretary	2875 14th Avenue, Suite 300	905-904-1234
Ali Khosrowzadeh	Director	2875 14th Avenue, Suite 300	905-904-1234
Sepehr Jelveh	Director	2875 14th Avenue, Suite 300	905-904-1234
Kevin Viflanzoff	Director	2875 14th Avenue, Suite 300	905-904-1234
Melissa Ramrup	Treasurer	2875 14th Avenue, Suite 300	905-904-1234

COMMON EXPENSES

5. The owner of **Legal Unit 6, Level 19, Deeded Parking Unit 109, Level A, Deeded Locker Unit 30, Level 2, Municipally known as Suite Number 1908 – 85** East Liberty Street, Toronto, Ontario of **Toronto Standard Condominium Corporation No. 2322**, registered in the Land Registry Office for the Land Titles (or registry) division of Toronto **IS**

[**X**] **not in default** in the payment of common expenses, **pending all payments clear the bank.**

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6. A payment on account of common expenses for the unit in the amount of **$423.79 is due on June 1, 2022 for the period June 1, 2022 to June 30, 2022.** 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 10.

7. The Corporation has the amount of **$NIL** in prepaid common expenses for the unit.

8. There **are no** amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit.

   The basis and underlying facts for a chargeback can happen without warning and do not always come to the attention of the Corporation or the management company immediately. The occurrence of an event precipitating a chargeback and/or the amount of the charge are subject to change; and it is the responsibility of the purchaser to seek an update and confirmation of any outstanding amounts prior to closing.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a surplus of $NIL.

10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses

    [**X**] for the unit have not been increased.

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

    [**X**] **has levied the following assessments against the unit(s) in the amount of $1,200,000. $700,000 is for deficit recovery and an additional $500,000 to establish a healthy cash balance of approximately one and half months' worth of common element fees.**

    The total portion of the Special Assessment levied to your unit based on the percentage of ownership listed in Schedule D of the Declaration is $866.96 and shall be collected in two equal payments.

    1st Payment due on October 1, 2021 is $433.48 – The October SA has been paid
    2nd Payment due on February 1, 2022 is $433.48 – The February SA has been paid

12. The Corporation **has no** knowledge of any circumstances that may result in an increase in the common expenses for the unit, **except;**

    i) Insurance premiums and/or deductibles may increase beyond inflation in the next fiscal year, which could result in an increase in common expenses beyond inflation;

    ii) The COVID-19 crisis may cause the Condominium Corporation to incur expenses beyond the current budget. Please see also Paragraph 9 in relation to any anticipated budget deficit or surplus. We will not know the precise amount of any resulting deficit and any resulting increase in common expenses until the crisis is declared over.

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iii) The Corporation has been approved for a loan of up to $564,000. The loan will be drawn upon, as required, to pay for the Corporation's operating expenses. The loan term shall end no later than 12 months after the first advance of funds, at which point the Board may extend the term of the loan as necessary. At the end of the loan term, the Corporation will need to pay back all funds borrowed, which will be no greater than $564,000 but may possibly be less. In the interim, the Corporation will need to pay interest of any funds borrowed. The interest payments may result in an increase in monthly maintenance fees

RESERVE FUND

13. The Corporation's reserve fund amounts to **$8,153,696.51 as of the 31st day of March 2022.**

14. The most recent reserve fund study conducted by the Board was a **Comprehensive Reserve Fund Study** dated **July 27, 2020** and prepared by **WSP Canada Inc**. The next reserve fund will be conducted before **July 2023**.
A notice containing a summary of the reserve fund study has been sent to the owners under subsect 94 (9) of the *Condominium Act, 1998*.

15. N/A

16. The board **has sent** to the owners **a Notice dated July 27, 2020** 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 **has been implemented August 1, 2020** and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.

17. 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 future funding of the reserve fund, **except for the amounts indicated in the Notice of Future Funding of the Reserve Fund.**

LEGAL PROCEEDINGS, CLAIMS

18. There **are no** outstanding judgements against the Corporation.

19. The Corporation **is not** a party to any proceeding before a court of law, an arbitrator or an administrative tribunal **except;**

The Corporation commenced a claim in the Ontario Superior Court of Justice, Court File No. CV-18-590606, against its former property management company, Crossbridge Condominium Services Ltd. (formerly known as Brookfield Condominium Services Ltd., also named as a defendant), former property managers, site administrators and regional managers at Crossbridge (specifically, Maria Fine/Stavropoulos/Vieira, John Hickey, Tracy Louise Gregory, Evelyn Arriola, Caroline Suarez, Jenna Lawson and Natalia Velasquez), and former contractors and principles of the said contractors (specifically, JMCC Ltd., GMCC Inc., York Group Ltd., Toronto Construction Repairs Inc., Joaquim/Jack Goncalves, Sonia Peniche, Angela Gialouris, Robert Soares and Raleza Cleaning Consultants).
Amongst other relief, the Corporation is seeking: damages in the amount of $1,400,000; punitive, exemplary and/or aggravated damages in the amount of $500,000; a declaration that it had cause to terminate Crossbridge; and special damages including legal, accounting, investigative, expert and other fees and disbursements.

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The claim alleges, amongst other causes of action, that certain employees of Crossbridge together with former contractors of the Corporation improperly received benefits while managing/carrying out services for the Corporation, fraudulently and/or recklessly engaged in bid rigging, HST fraud, theft and other improprieties. The claim further asserts that Crossbridge negligently performed its duties and breached its fiduciary duty to the Corporation and the management agreement with the Corporation.

The claim is in the final stages of examinations for discovery.

The Crossbridge defendants have defended the claim and Crossbridge commenced a counterclaim against the Corporation alleging that its management agreement was wrongly terminated without the requisite notice. Crossbridge is seeking damages in the amount of $500,000 for breach of contract. The Corporation will be defending the counterclaim.

The contractor defendants (JMCC Ltd., GMCC Inc., York Group Ltd., Toronto Construction Repairs Inc., Joaquim/Jack Goncalves, Sonia Peniche, Angela Gialouris, Robert Soares and Raleza Cleaning Consultants) have defended the claim. JMCC, GMCC and York Group have commenced a counterclaim against the Corporation seeking damages of totalling $131,373.27 for breach of contract and/or unjust enrichment plus $100,000 in punitive damages. The Corporation will be defending the counterclaim.

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 *Ontario New Home Warranties Plan Act*.

22. There is currently:

[**X**] no order of the Superior Court of Justice in effect appointing an Inspector under S.130 or an Administrator under S.131 of the *Condominium Act, 1998.*

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.

The person requesting the Status Certificate must assume responsibility to inspect the premises and confirm that any alteration complies with provisions contained in Clause 98(1)(b) of the *Condominium Act, 1998.*

LEASING OF UNITS

24. The Corporation

[**X**] **has** received Notice under section 83 of the *Condominium Act, 1998*, that **556 units** were leased during the fiscal year preceding the date of this status certificate.

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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.*

INFORMATION ON NON-STANDARD CONDOMINIUM CORPORATIONS

27.-32. These clauses deal with Phased, Common Element, Vacant and Leasehold condominium corporations and do not apply to this Standard Condominium Corporation.

ATTACHMENTS

33. Please refer to Schedule “A” attached hereto.

(a) [x] A copy of the current Declaration, by-laws and rules;

[ ] An occupancy standard by-law;

(b) [x] The budget for the current fiscal year

(c) [x] The Audited financial statements and the Auditor’s report

[ ] Management Agreement entered into by the Declarant Board [S.111]

[ ] Agreements entered into by Declarant board before turnover, which are subject to termination [S.112(2)]

[ ] For goods and services on a continuing basis

[ ] Services and/or facilities on a fee for service basis

[ ] Leases on common elements for a business purpose

[ ] Insurance trust

[ ] Mutual-use agreements entered into by Declarant board before turnover [s.113]

[ ] All current agreements between the Corporation and another Corporation

[ ] All current agreements between the Corporation and the owner of the unit

[ ] A copy of any court order appointing an Administrator or Inspector

[ ] A copy of Notice of Plan to increase Reserve Fund contributions under S.94(8)

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(d) [x] A Certificate of Insurance for each current insurance policy

(e) [ ] A copy of all applications made under S.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 any*) 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 the 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) [x] A copy of a **Notice of Future Funding of the Reserve Fund dated July 2020** pursuant to S.94(8) 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 arrears, if any, in which the proposed plan differs from the study

(i) [ ] A copy of the order appointing an inspector under section 30 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;

(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

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 subparagraph 33(c) above:

(a) 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.

(b) 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.

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Dated at Markham on May 2, 2022

Toronto Standard Condominium Corporation No. **2322**

PER: Steven Christodoulou R.C.M.
Chief Visionary Officer
(I have authority to bind the corporation)