

January 22, 2021

**RE: Sean Millar PURCHASED FROM Vinoth Thirunavukkarasu & Mayuri Thirunavukkarasu
255 Village Green Square, Suite No. 3406, Toronto, ON M1S 0L7
Unit 06, Level 34, Parking Unit 77, Level C
Toronto Standard Condominium Corporation No. 2566
Closing Date: February 19th 2021**

We are pleased to enclose herewith the Status Certificate as well as the supporting documents required by the Condominium Act for the above-captioned unit.

If there are any arrears of Common Element Assessment Fees noted on the Status Certificate, payment must be made, forthwith. **Please have the vendor's lawyer contact Provident Energy Management at 416-736-0630 regarding any outstanding amounts in regards to hydro billing. Please note that should there be an outstanding amount due on the unit, this is a lienable item.**

Please inform the Management Office in writing upon closing the resident's name(s) and mailing address as per section 47 under the *Condominium Act, 1998*, otherwise, the new resident(s) will not be entitled to vote or to receive notice of meeting of owners. If the purchaser will be a non-resident owner and shall be renting the unit, the resident must comply with section 83 of the *Condominium Act, 1998*.

The amount of the Common Elements Assessment on this unit is **\$409.34** per month and is due on the first day of each and every month.

Please have your client read and sign the enclosed form, supplying one cheque marked "void" so that your client may have each subsequent monthly maintenance fee automatically deducted from his/her bank account

Yours truly,



Christine Arruda,
Condominium Manager

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

Toronto Standard Condominium Corporation No. 2566 (known as the "**Corporation**") certifies that as of the date of this certificate: January 22, 2021

unit(s):	Dwelling unit 06 level 34 (being suite # 3406), Parking Unit #77, Level C
Unit owner(s):	Vinoth Thirunavukkarasu & Mayuri Thirunavukkarasu

General Information Concerning the Corporation

- Mailing address: 255 Village Green Square
Toronto, Ontario
M1S 0L7
- Address for service: 255 Village Green Square
Toronto, Ontario
M1S 0L7
- Name of property manager:
Address: Del Property Management Inc.
4800 Dufferin Street, Suite 109
North York, ON
M3H 5S9

Telephone number: 647-342-7641/416-661-3151
- The directors and officers of the Corporation are:

Name	Position	Address for Service	Telephone Number
Ms. Amy Chan	President	c/o Management Office	647-342-7641
Mr. Ricky Yu	Vice President	c/o Management Office	647-342-7641
Ms. Claudette Antoine	Treasurer	c/o Management Office	647-342-7641
Mr. Jack Chan	Secretary	c/o Management Office	647-342-7641
Mr. Christopher Yates	Director	c/o Management Office	647-342-7641

Common Expenses

- The owner of dwelling unit 06, level 34 (being suite #3406), Parking Unit 77, Level C of **Toronto Standard Condominium Plan No. 2566**, 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 **January 1, 2021** Payment **CLEARs** the bank.

() **IS IN DEFAULT** of common element expenses in the amount of \$0.00.
- A payment on account of common expenses for the unit(s) in the amount of **\$409.34** is due on **February 1st, 2021** to cover the period from **February 1st, 2021** to **February 28, 2021**.
- The Corporation has the amount of **\$0.00** in prepaid common expenses for the unit(s).
- There are **no** amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit(s).

Budget

- The budget of the Corporation for the current fiscal year (which includes separate budgets for the Two-Way Shared Facilities Budget, the Shared Roadway Budget and the Daycare Centre Budget) is accurate. However, the Corporation cannot accurately determine, at this time, whether the first year budget will result in a surplus or a deficit as it has no control over any, as yet, unannounced increases in utility rates, increased labor 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 any applicable legislation that is enacted hereafter.

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.
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) 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), save and except for:
 - a) any usual or customary budgetary increases which will likely occur on or about **January 1, 2021**;
 - b) any increases in this Condominium's proportionate share of the Two-Way Shared Facilities Budget Costs, arising because of any increases in the next succeeding Two-Way Shared Facilities Budget;
 - c) any increases in this Condominium's proportionate share of the Shared Roadway Budget Costs, arising because of any increases in the next succeeding Shared Roadway Budget;
 - d) any increases in this Condominium's proportionate share of the Daycare Centre Budget Costs, arising because of any increases in the next succeeding Daycare Centre Budget; and
 - e) any costs associated with complying with the provisions of any applicable legislation that is enacted hereafter.
 - f) We have learned that insurance premiums and/or deductibles may increase beyond inflation in the next fiscal year(s). If so, this could result in an increase in common expenses (beyond inflation), and;
 - g) It appears that the COVID-19 crisis may cause the condominium corporation to incur expenses beyond the current budget (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 behind us.

Reserve Fund

13.
 - a) The Corporation's reserve fund [excluding the separate reserve fund for each of the Two-Way Shared Facilities, the Shared Roadway and the Daycare Centre respectively] amounted to **\$877,456.01** as of **November 30, 2020**;
 - b) The total reserve fund in respect of the Two-Way Shared Facilities amounted to **\$484,803.08** as of **November 30, 2020**;
 - c) The total reserve fund in respect of the Shared Roadway amounted to **\$34,325.50** as of **November 30, 2020 and**
 - d) The total reserve fund in respect of the Daycare Centre amounted to **\$327,909.53** as of **November 30, 2020**.
14.
 - a) A reserve fund study for this Condominium (exclusive of any of the shared facilities) has been conducted and completed on January 12, 2018 (being the day before the 1st anniversary of the date of registration of this Condominium);
 - b) A reserve fund study specifically with respect to the Two-Way Shared Facilities, has been conducted and completed on January 12, 2018;
 - ss c) A reserve fund study specifically with respect to the Shared Roadway, has been conducted and completed on January 12, 2018; and
 - d) A reserve fund study specifically with respect to the Daycare Centre, will be conducted and completed on or before June 30, 2018.
15.
 - a) The balance of the Corporation's reserve fund at the beginning of the current fiscal year was **\$672,961.81**. 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 funds maintained in respect of any of the shared facilities) in the current fiscal year is projected to be **\$237,093.00** and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **\$0.00**. The board anticipates that the reserve fund for this Condominium will be adequate in the current fiscal year for the expected costs of the major repair and replacement of the common elements and assets of the Corporation (excluding any portion of the Two-Way Shared Facilities Budget, Shared Roadway Budget, and the Daycare Centre Budget);
 - b) The balance of the reserve fund in respect of the Two-Way Shared Facilities Budget, at the

beginning of the current fiscal year of this Condominium, was **\$260,116.67**. 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 Budget's reserve fund in the current fiscal year of this Condominium is projected to be **\$265,700.00**. The anticipated expenditures to be made from the Two-Way Shared Facilities Budget's reserve fund in the current fiscal year of this Condominium amount to **\$0.00**. The board anticipates that the Two-Way Shared Facilities Budget's reserve fund will be adequate in the Condominium's current fiscal year for the expected costs of the major repair and replacement of the Two-Way Shared Facilities;

- c) The balance of the reserve fund in respect of the Shared Roadway Budget, at the beginning of the current fiscal year of this Condominium, was **\$8,773.46**. In accordance with the current prevailing Shared Roadway Budget, the annual contribution to be made by this Condominium to the Shared Roadway Budget's reserve fund in the current fiscal year of this Condominium is projected to be **\$19,026.00**. The anticipated expenditures to be made from the Shared Roadway Budget's reserve fund in the current fiscal year of this Condominium amount to **\$0.00**. The board anticipates that the Shared Roadway Budget's reserve fund will be adequate in the Condominium's current fiscal year for the expected costs of the major repair and replacement of the Shared Roadway; and
- d) The balance of the reserve fund in respect of the Daycare Centre Budget, at the beginning of the current fiscal year of this Condominium, was **\$260,996.88**. In accordance with the current prevailing Daycare Centre Budget, the annual contribution to be made by this Condominium to the Daycare Budget's reserve fund in the current fiscal year of this Condominium is projected to be **\$40,595.00**. The anticipated expenditures to be made from the Daycare Centre Budget's reserve fund in the current fiscal year of this Condominium amount to **\$0.00**. The board anticipates that the Daycare Centre Budget's reserve fund will be adequate in the Condominium's current fiscal year for the expected costs of the major repair and replacement of the Daycare Centre.

16. N/A

- 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(a) of this status certificate;
- b) There are **no** plans to increase the reserve funds for the Two-Way Shared Facilities, the Shared Roadway and the Daycare Centre respectively, under a plan proposed by the board, the Declarant or the Shared Facilities Committee (as such term is defined in this Condominium's declaration) under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of these shared facility reserve funds, pending the completion of the reserve fund studies noted in section 14 of this status certificate.

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 **no** outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.
- 22. There is currently **no** 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*.

Agreements with owners relating to changes to the common elements

- 23. The unit(s) is/are **not** subject to any agreement under subsection 98 (1) (b) of the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner.

Leasing of Units

- 24. The Corporation has received notices under section 83 of the *Condominium Act, 1998*, that **183** units were leased during the fiscal year preceding the date of this status certificate.

Substantial changes to the common elements, assets or services

25. There are **no** additions, alterations or improvements to the common elements, nor changes in the assets of the Corporation, nor changes in any 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,
☒ **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: ☒ **NOT APPLICABLE**

Leasehold condominium corporations

30. ☐ Name, Address and Telephone No. of Lessor _____
OR: ☒ **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 which have been delivered with this status certificate, form part of it:
- a copy of the current declaration, by-laws and rules of the Corporation;
 - a copy of the budget of the Corporation for the current fiscal year (being the budget for the first year after registration);
 - 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
 - a certificate or memorandum of insurance for the Corporation's current insurance policies.

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 27 (c) of this status certificate, namely:
- 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 section 27 (c) of this status certificate at a reasonable time, and at a reasonable location; and
 - b. The Corporation shall, within a reasonable time, provide copies of the agreements listed in section 27(c) 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 labor and copying charges.

NOTE 1: 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 the 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.

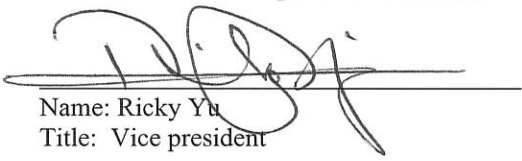
NOTE 2: Check -Metered Utilities

Please note that this Condominium is bulk metered for utility consumption, while the individual dwelling units are check metered and invoiced periodically for their respective consumption of utilities (which, depending on the provisions of the declaration, may include electricity, hot water and thermal energy consumption) by the Condominium's utility monitor, Provident Energy Management Inc. Therefore, to determine whether there are any utility arrears attributable to the dwelling unit being purchased, please direct your inquiry by corresponding in writing to Provident Energy Management Inc. at 20 Floral Parkway, Concord, ON, L4K 4R1, or by e-mail at metering@pemi.com.

DATED at Toronto, this January 22, 2021.

Toronto Standard Condominium Corporation No. 2566

Per:


Name: Ricky Yu
Title: Vice president

I have authority to bind the Corporation

**SCHEDULE "A" - ATTACHMENTS TO STATUS CERTIFICATE
FOR
Toronto Standard Condominium Corporation No. 2566
(the "Condominium")**

The following documents which have been delivered with this status certificate, form part of it, namely:

- I. **Declaration and Current By-Law(s) and Rules**
 - a. The registered declaration of the Condominium;
 - b. The registered By-Law No. 1 (being a general organizational by-law that includes, amongst other things, a standard unit definition for repair and insurance purposes, and procedures for the mediation of disputes involving the Condominium);
 - c. The registered By-Law No. 2 (authorizing the Condominium's execution of the Two-Way Shared Facilities Agreement);
 - d. By-Law No. 3 (authorizing the Condominium's execution of the Shared Roadway Agreement);
 - e. By-Law No. 4 (authorizing the Condominium's execution of a Counterpart to the Daycare Centre Agreement);
 - f. By-Law No. 5 (authorizing the Condominium's assumption of the Outstanding Municipal Agreements);
 - g. By-Law No. 6 (authorizing the Condominium to assume or enter into the Storm Sewer Ground Water Discharge Agreement);
 - h. By-Law No. 7 (authorizing the Condominium's assumption of the Rogers Bulk Internet Agreement);
 - i. The current rules of the Condominium (governing the use of the units and common elements); and
 - j. The current rules governing the use of the recreational facilities and amenities
- II. **List of all Agreements (as per sections 111, 112 or 113 of the *Condominium Act 1998*):**
 - a. The management agreement with Del Property Management Inc.;
 - b. The insurance trust agreement with The Canada Trust Company;
 - c. The agreement to provide energy management services with Provident Energy Management Inc.;
 - d. The utility monitoring agreement with Provident Energy Management Inc.;
 - e. The Two-Way Shared Facilities Agreement;
 - f. The Shared Roadway Agreement;
 - g. The Counterpart to the Daycare Centre Agreement;
 - h. The Assumption of Outstanding Municipal Agreements;
 - i. The Storm Sewer Ground Water Discharge Agreement; and
 - j. The Assumption of the Rogers Bulk Internet Agreement.
- III. **Additional Attachments**
 - a. The budget statement for the one year period immediately following the registration of the Condominium (including, without limitation, the Two-Way Shared Facilities Budget, the Shared Roadway Budget and the Daycare Centre Budget);
 - b. A certificate of insurance outlining the Condominium's current insurance policies; and a certificate of insurance for the Two-Way Shared Facilities, the Shared Roadway and the Daycare Centre respectively