STATUS CERTIFICATE
UNDER SUBSECTION 76 (1) OF THE CONDOMINIUM ACT, 1998

YORK REGION CONDOMINIUM CORPORATION NO. 845

Known as the "**Corporation**" certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: 81 Townsgate Dr, Richomnd Hill, ON
2. Address for Service: As Above
3. Property Manager: Sasha Raoufi - The Meritus Group
   Address: 150 Norfinch Drive, Toronto, ON
   Telephone number: 905-275-9575
4. The directors and officers of the Corporation are:

Name	Position	Address for Service
Alex Bolousov	Director	As above
Galina Svechinsky	Treasurer	As above
George Mariamuli	Director	As above
Igor Koybash	President	As above

Common Expenses

5. The owner **Peter Chow** of Unit **5** Level **6** (605 - 81 Townsgate Drive, Thornhill, ON, L4J 8E6 and parking unit no(s). P11A and/or lockers unit no(s). N/A) of **York Region Condominium Corporation No. 845**, registered in the Land Registry Office for Land Titles Division of **York**,

(X) is **not** in default in the payment of common expenses All amounts in this clause are subject to any cheques or pre-authorized payments issued by the owner of the unit clearing the bank.

OR

( ) is in default of the common expenses

6. A payment on account of common expenses for the unit in the amount of **$ 808.75 plus $44.45 for cable** is due on **1st March, 2022** for the period **01/03/2022** through to **31/03/2022.** This amount includes associated parking unit fees, if any. 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.

8. There are no amounts that the Condominium Act, 1998 requires to be added to the common expenses payable for the unit. **In addition to the fee's listed above, the unit is responsible for $44.45 for cables fees.**

Budget

9. The budget of the Corporation for the current fiscal year is accurate and may result in an operating surplus or a deficit which is considered to be within the normal range.

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

Reserve Fund

13. The Corporation's Reserve Fund amounts to **$3,824,082.68** as of **30/11/2021**

14. The most recent reserve fund study conducted by the board was a Class 2 **Reserve Study Dated March 18, 2021,** and prepared by Stephenson Engineering Ltd. The next reserve fund study will be conducted before **March 2024.**

15. The balance of the reserve fund at the beginning of the current fiscal year was **$3,601,733.11** (audited). In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is **$442,800.00**, and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to **$784,160.00**. The board anticipates that the 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 dated March 2019 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 and the total contribution each year to the reserve fund in 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 the future funding of the reserve fund Except: see attached Cash Flow Table.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation.

19. The Corporation is not party to any proceeding before a court of law, an arbitrator or an administrative tribunal unless noted in this paragraph: **Except: YRCC845 has been named in a slip and fall lawsuit, CV- 18-134883-00. The claim is being defended by the Corporation's Insurers.**

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 unless noted in this paragraph:

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 in the common elements

23. The unit is not subject to any agreement under clause 98 (1)(b) of the Condominium Act, 1998 relating to additions, alterations or improvements made to the common elements by the unit owner, however additions, alterations or improvements may have been made prior to May 5, 2001, the date that the Condominium Act 1998 came into effect

Leasing of Units

24. The Corporation has not received notice under section 83 of the Condominium Act, 1998, that any unit was leased during the fiscal year preceding the date of the status certificate.

Substantial changes to the common elements, assets or services

25. There are no additions, alterations or improvements to the common elements, changes in 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:

Insurance

26. The Corporation has secured all policies of insurance that are required under the Condominium Act, 1998.

Sections 27 through 32 do not apply to this Condominium Corporation

Attachments

33. The following documents are attached to this certificate and form part of it:

(a) A copy of the current declaration, by-laws and rules which include an occupancy standards by-law;

(b) A copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and the auditor's report on the statements;

(c) A list of all current agreements mentioned in section 111, 112 or 113 of the Condominium Act, 1998 and all current agreements between the Corporation and the owner of the unit; **NOT APPLICABLE**

(d) A certificate or memorandum of insurance for each of the current insurance policies;

(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;

(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;

(g) A copy of all agreements, **if any**, described in clause 98 (1) (b) of the Act that bind the unit; **NONE**

(h) A copy of a notice dated April 2021 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;

(i) A copy on an order appointing an inspector under section 130 of *the Condominium Act, 1998* or an administrator under section 131 of *the Condominium Act, 1998*. **NONE**

(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 phases except for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property; **NONE**

(k) A copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998; **NONE**

Rights of person requesting certificate

34. The person requesting this certificate has the following rights under subsection 76 (7) and (8) of *the Condominium act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

1. 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 duly authorized in writing, to examine the agreements listed in subparagraph 33 (c) at a reasonable time and at a reasonable location.

2. The Corporation shall, within 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 labour and copying charges.

35. This Condominium has separate title to parking units and locker units. The Corporation's record will be changed to reflect the transfer of title of any parking & locker units currently

associated with the ownership of this residential unit. It is assumed that the sale of any parking and locker units associated with this residential unit formed part of the sale transaction and unless notified by the owner in writing, the record will be amended accordingly.

36. OTHER:

Unit Owner Identification: Upon ownership of a unit being transferred, it is the responsibility of the purchaser to advise the Corporation, in writing, of the purchaser's name and address for service. The Corporation will not be responsible for any compromise of the purchaser's rights vis-à-vis the Corporation, or for any costs, losses or damages incurred by the purchaser as a result of any delay in providing this information.

No Inspection Performed: It is the purchaser's responsibility to review the Declaration and Description and conduct his/her/their own physical inspection of this 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 any alterations, additions or improvements to the Unit or common elements of the type and nature which required the prior written approval of the Board of the Directors of the Corporation. As the Unit and the exclusive-use common elements (if any) have not been inspected prior to making and executing this Certificate (which prior inspection is not required to be made by the Corporation), the Corporation cannot comment upon matters of non-compliance of this nature which may or may not have been revealed by an inspection of the Unit, the Corporation reserves the right at any time to enforce any matters of non-compliance of this nature notwithstanding that such non-compliance may have been in existence prior to the issuance of this Certificate.

Smoke and Carbon Monoxide Alarms: 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 require that SMOKE ALARMS be maintained in operating condition at all times.

b) Carbon Monoxide Alarms: A new section of the Ontario Fire Code has been enacted as of October 15, 2014. The new code requires Carbon Monoxide Alarms to be installed and maintained by "owners" in their units.

DATED AT Toronto THIS Friday, February 25, 2022

YORK REGION CONDOMINIUM CORPORATION NO. 845

Signature

Dean McCabe, RCM, ACCI

Print Name

*Executed pursuant to the Electronic Commerce Act (Ontario)

The person signing has the authority to bind the Corporation

This status certificate binds the Corporation as at the Date of issue only and any update requires the issuance of a new status certificate.