May 10, 2021

To Whom It May Concern:

Re: York Region Standard Condominium Corporation No.1253
95 North Park Road, **Unit 95-110**, Toronto, Ontario

As requested, we are pleased to enclose a Status Certificate for the above-noted suite along with a Certificate of Insurance, the Financial Statement, Budget and other related documentation of the condominium.

Unit purchasers (and their solicitors) are encouraged to notify, in writing and/or by fax, this Corporation at its current mailing address on page 1 hereof immediately following the completion of 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 c.19, s.47(2)-(6) of the *Condominium Act, 1998* and the new Owner will not receive notices of any meetings and other written communication from the Corporation.

To ensure the highest standard of accuracy in the keeping of ownership records, in accordance with Section 47(2) of the *Condominium Act, 1998*, we require the purchaser's lawyer to provide us with a photocopy of Page 1 of the Transfer Deed detailing all unit, parking and locker information as applicable. The new owner should complete and return to the Management Office the enclosed Pre-Authorized Payment Plan form, by mail to York Region Standard Condominium Corporation No. 1253, c/o ICON Property Management Ltd., 365 Evans Avenue, Suite 601, Toronto, ON M8Z 1K2, together with a void cheque as soon as possible. A regular cheque for the common expenses (maintenance fees) for the first month after closing should also be provided.

If it is the intention of the purchaser to rent his/her unit, please ensure that the enclosed Summary of Lease or Renewal Form is completed and returned to the Management Office.

Sincerely,

Mary Leva
Mary Leva (May 10, 2021 19:46 EDT)

Mary Leva*
ICON Property Management Ltd.

**Executed pursuant to the Electronic Commerce Act (Ontario)*

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

York Region Standard Condominium Corporation No. 1253 (known as the "Corporation") certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION

1. **Mailing Address:** 365 Evans Avenue, Suite 601, Etobicoke, ON M8Z 1K2

2. **Address for Service:** 75, 85 & 95 North Park Road, Thornhill, ON, L4J 0H8

3. **Property Manager**: **Mary Leva**, ICON Property Management
Address: 365 Evans Avenue, Suite 601, Etobicoke, ON M8Z 1K2

Telephone: 416-236-7979 **Fax**: 416-236-7977

4. **The Directors and Officers of the Corporation are**:

Name	Position	Address for Service
To Be Announced	To Be Announced	75, 85 & 95 North Park Road, Thornhill, ON, L4J 0H8
To Be Announced	To Be Announced	75, 85 & 95 North Park Road, Thornhill, ON, L4J 0H8
To Be Announced	To Be Announced	75, 85 & 95 North Park Road, Thornhill, ON, L4J 0H8
To Be Announced	To Be Announced	75, 85 & 95 North Park Road, Thornhill, ON, L4J 0H8
To Be Announced	To Be Announced	75, 85 & 95 North Park Road, Thornhill, ON, L4J 0H8

Common Expenses
5. The Owner of **Unit 36 Level 1 (Suite 95-110), Parking Unit 191 Level B, and Locker Unit 288 Level A @ 95 North Park Road, Thornhill, Ontario** of **York Region Standard Condominium Corporation No. 1253** registered in the Land Registry Office for the Land Titles Division of Toronto **is NOT in default in the payment of Common Expenses.** The information contained herein is subject to the common expense payments being received and clearing the bank.

The legal description and the actual description on the parking space and/or locker may not be the same. Please contact the Condominium Manager and/or Site Administrator at the site to confirm the correct location of unit(s).

6. A payment on account of common expenses in the amount of **$432.94** is due on **June 1, 2021** for the period **June 1, 2021 to the end of the month.** This amount includes the amount of any increase since the date of the budget of the Corporation or 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.

YRSCC 1253 has entered into an agreement with Power Stream Energy Services under the terms of which Power Stream Energy Services has been retained for the supply and installation of an electronic hydro sub-metering installation allowing for the individual metering of resident in-suite or in-unit electricity consumption and the provision of Electricity Sub-Metering, Billing and Collection Services for all Residential Units. The cost of such services provided by Power Stream Energy Services to the individual unit is billed and collected from unit owners by Power Stream Services and is not reflected in the common expenses of YRSCC 1253. Unit owner(s) and/or Purchaser(s) or other interested parties should contact Power Stream Energy Services directly by telephone at 1-855-952-5280 or via email at customercare@powerstreamenergy.com to obtain further information. Management suggests Purchaser(s) or the Purchaser's solicitor contact Power Stream Energy Services and ensure all payments for the unit have been made and request a final meter reading from Power Stream Energy Services prior to closing date.

Unit owners may be responsible to pay the deductible portion of an insurance claim on the Corporation's insurance policy, where an act or omission emanating from the owner's unit has caused specified damage [s.105]. Other common expense claims may be made against the owner's unit in the event the owner breaches other specified sections of the *Condominium Act, 1998.* There are no claims outstanding at this time.

Budget
9. The budget of the Corporation for the current fiscal year is accurate and may result in an estimated surplus of $NIL and /or an estimated deficit of $NIL; however, the Corporation 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.

10. Since the date of the budget of the Corporation for the current fiscal, 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(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 said unit(s).

Reserve Fund
13. The Corporation's Reserve Fund amounts to **$1,753,970** as March 31, 2021, Unaudited**.**

14. The most recent Reserve Fund Study conducted by the board was a Class 3 (without site visit) Reserve Fund Study prepared by Belanger Engineering dated January 2019.

15. The balance of the Reserve Fund at the beginning of the current fiscal year was **$1,753,970, unaudited.** 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 **$594,960** and the anticipated expenditures to be made from the Reserve Fund in the current fiscal year amount to **$100,709.** 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 4th, 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 in which the proposed plan differs from the study. The board has adopted a plan that takes the estimated adjusted expenditures recommendations of the Reserve Fund Study and the opening/closing balance recommendations for years 2018 to 2048 and proposed a plan that is demonstrated in the Contribution Table.

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 for the increased annual contributions to the reserve fund as indicated in the attached Notice of Future Funding.

Legal Proceedings, Claims
18. There are NO outstanding judgments against the Corporation except:

A judgement of the Ontario Superior Court of Justice being Court File No. CV-19-620461-00 wherein the court ordered, amongst other matters, the appointment of an Administrator and an Inspector along with the indemnification of all costs, expenditures and the like including legal costs with respect to those appointments and costs of the Applicant on a full indemnity basis.

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 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*.

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 the alterations complies with the provisions contained in any such Agreement(s).

Leasing of Units
24. The Corporation has received notice under section 83 of the *Condominium Act, 1998* that around 65% of units are 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*.

27- 32. N/A. **Phased/ Vacant Land/ Leasehold Condominium Corporations**

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;
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 another corporation or between the Corporation and the owner of the unit;
d) a certificate or memorandum of insurance for each of the current insurance policies;
e) a copy of a notice dated **January 22, 2018** 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.
f) 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*.

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:

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 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.

2. 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.

Others
35. **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. It is preferable that this information be provided to the Corporation immediately following the transfer of ownership of the unit. Until the Corporation receives this notice in writing, the Corporation cannot recognize the purchaser as the owner of the unit in the records of the Corporation. 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. 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.

Parking and Locker Units (if applicable): If the unit purchased is a parking space and/or a locker, the legal description and the actual sign on the unit may not be the same. Please contact the Condominium Manager or Administrator at the site to confirm the correct location of the unit(s).

Pet Restrictions: One (1) dog per unit, weight is to be limited to 50 lbs or under, dogs must be taken off site to defecate or pee and must be on a leash, with the leash attached to the hand of the person walking the dog; One (1) cat per unit. Unit purchasers are urged to review, in particular, these restrictions prior to taking occupancy (directly or by a tenant) of the unit.

Exclusive Use of Common Elements: 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 as 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.

THIS STATUS CERTIFICATE IS VALID SUBJECT TO ALL COMMON EXPENSE PAYMENT CLEARING THE BANK

Dated at Toronto this 10th day of May, 2021

For: York Region Standard Condominium Corporation No. 1253

Mary Leva

Mary Leva (May 10, 2021 19:46 EDT)

Mary Leva*

I have authority to bind the Corporation

**Executed pursuant to the Electronic Commerce Act (Ontario)*

YRSCC 1253 Status Certificate Unit 95-110 May 10 2021

Final Audit Report 2021-05-10

Created:	2021-05-10
By:	Christy Plaitis (christy@iconpm.ca)
Status:	Signed
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"YRSCC 1253 Status Certificate Unit 95-110 May 10 2021" History

Document created by Christy Plaitis (christy@iconpm.ca)
2021-05-10 - 7:51:20 PM GMT- IP address: 158.106.73.123

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Email viewed by Mary Leva (mary@iconpm.ca)
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Document e-signed by Mary Leva (mary@iconpm.ca)
Signature Date: 2021-05-10 - 11:46:49 PM GMT - Time Source: server- IP address: 24.114.62.70

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