

# FORM 13

## STATUS CERTIFICATE

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

### York Region Standard Condominium Corporation No. 1306

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

#### General Information Concerning the Corporation

1. Mailing address: 4 Robert Speck Parkway, Suite 380,  
Mississauga, Ontario L4Z 1S1
2. Address for service: 4 Robert Speck Parkway, Suite 380  
Mississauga, Ontario L4Z 1S1
3. Name of property manager: City Sites Property Management  
4 Robert Speck Parkway  
Suite 380, Mississauga, Ontario L4Z 1S1  
Telephone: (905) 232-1260 Facsimile: (905) 232-1270
4. The directors and officers of the Corporation are:

Name	Position	Address / Telephone
Robert Etchevaria	President	c/o Property Manager
Jamie Meyers	Secretary/Treasurer	c/o Property Manager
Daniel Granat	Vice President	c/o Property Manager

#### Common Expenses

5. The owner of **Suite 39, Unit 39, Level 1, at 1331 Major Mackenzie Drive, Richmond Hill, Ontario of York Standard Condominium Corporation No. 1306**, registered in the Land Registry Office for the Land Titles (or registry) division of York:

- IS NOT in default in the payment of common expenses.
- IS IN DEFAULT of common element expenses in the amount of **\$0.00** and a certificate of lien HAS NOT been registered against the unit.
- IN DEFAULT in payment of common element expenses in the total amount of \$0.00  
And a certificate of lien has been registered against the unit

6. A payment on account of common expenses for the unit(s) in the amount of **\$305.75** is due on **September 1, 2020 for the period of September 1, 2020 to September 30, 2020**. 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 **\$0.00** 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.

### **Budget**

9. The budget of the Corporation for the current fiscal year is **\$521,015.00**.
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 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 the unit, except for:
  - 1) *The budgetary increases which will likely occur at the beginning of the Corporation's new fiscal year (Mar 2021 – Feb 2022). 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. The Corporation's reserve fund amounts to **\$391,165.33 as of April 30, 2020**.
14. The most recent Reserve Fund Study conducted by the Board was a **Class 3 Reserve Fund Study dated March 18, 2018 and prepared by BEST Consultants Martin Gerskup Architect Inc.**
15. The balance of the Corporation's reserve fund at the beginning of the current fiscal year was **\$368,001.03**. 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 in the current fiscal year is **\$157,169.00** and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to **\$3,418.25**. 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.
16. The proposed plan for future funding has been implemented 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 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.

### **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 in 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 48/1 (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. The Corporation has received notice under section 83 of the Condominium Act, 1998 that 3 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, 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 developments, common elements, and vacant leasehold Condominium corporation and do not apply to this standard condominium corporation.

## **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, its last annual audited financial statements and the auditor's report on the statements
- c) 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 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
- (ii) 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.

**Dated August 17, 2020.**

**CITY SITES PROPERTY MANAGEMENT INC.**  
**Agent acting on behalf of:**  
**York Standard Condominium Corporation No. 1306**



PER: \_\_\_\_\_  
**Nicholas Chirametli, RCM, President**