

December 1, 2020

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1956**

**RE: VENDOR: SUSAN ALEXANDRA MCDONALD**  
**PURCHASER: UNKNOWN**  
**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1956**  
**233 CARLAW AVENUE, MUNICIPAL SUITE 518, TORONTO, ONTARIO**  
**CLOSING DATE: UNKNOWN**

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As requested, we are pleased to enclose a Status Certificate for the above-noted suite along with the Corporation's current Certificate of Insurance, the current Operating Budget, last Audited Financial Statement, Schedule of Agreements, and other related documentation of the Condominium. Please review the attached status package for important and pertinent information with respect to your corporation.

Please be advised that the owner **IS NOT IN default** with respect to the payment of common element fees **as of December 1, 2020**.

*Please note that it is the current owners' responsibility to provide the information of any parking and/or locker unit owned to the new purchasers prior to the closing date. (Please be aware that it is the sole responsibility of the current registered owner(s) of the unit to ensure that any purchaser/new owner is made aware of any additions, alterations, betterments, improvements, etc. made to the unit, and to make clear the undertaking of responsibility for repair and maintenance upon the unit closing/transfer of title. The Corporation is not responsible for same, now or in the future, and may request the change be registered on title at the sole expense of the owner.)*

**Important to note:** To avoid your PAP being processed, cancellations are to be received no later than the 15<sup>th</sup> of the month prior to closing.

The new Owner should **provide post-dated cheques** for the **first** day of each **month** or **participate in the Pre-Authorized Payment Plan**. To **enroll** in the PAP plan, please complete the enclosed form and forward it, together with a VOID cheque, to us at the address below. PAP may commence on the 1<sup>st</sup> of the month if a void cheque is submitted **NO LATER THAN the 15<sup>th</sup>** of the month prior.

**We require the purchaser's primary email address to forward the New Owner Information Certificate.**

Please click on the link below and fill in your name, address and email to register for online correspondence  
<http://mrcm.ca/records>.

**This Certificate is required under the new Condominium Act, and we require the completed Certificate no later than 15 days after closing.**

**If it is the intention of the purchaser to rent his/her unit, please ensure that a Leasing Agreement is completed and a copy provided to the Management Office, along with a signed copy of Form 5, a copy of which is enclosed.**

If you have any questions with respects to the foregoing, please do not hesitate to contact the undersigned at (905) 507-6726.

Yours sincerely,  
MAPLE RIDGE COMMUNITY MANAGEMENT LTD.

Dene Cousins  
Property Manager  
DC/js

**STATUS CERTIFICATE**

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

**Toronto Standard Condominium Corporation No. 1956** (known as the “Corporation”) certifies that as of the date of this certificate:

**General Information Concerning the Corporation**

- 1. Mailing address: as per address of service
- 2. Address for service: Toronto Standard Condominium Corporation No. 1956  
c/o Maple Ridge Community Management Ltd.  
5753 Coopers Avenue  
Mississauga, Ontario L4Z 1R9
- 3. Name of Property Manager: Maple Ridge Community Management Ltd.  
Address: 5753 Coopers Avenue  
Mississauga, Ontario L4Z 1R9  
Telephone number: (905) 507-6726
- 4. The directors and officers of the Corporation are:

<i>Name</i>	<i>Position</i>	<i>Address</i>
James Alberding	Director	c/o 5753 Coopers Avenue, Mississauga
Craig Lund	Director	c/o 5753 Coopers Avenue, Mississauga
Natasha Narayan	Director	c/o 5753 Coopers Avenue, Mississauga

**5. Common Expenses**

The owner of **UNIT 18, LEVEL 5, UNIT 2, LEVEL 1**, 233 Carlaw Avenue, **Municipal UNIT 518**, Toronto, Ontario, of Toronto Standard Condominium Corporation No. 1956, registered in the Land Registry Office for the Land Titles (or Registry) Division of Toronto **IS NOT IN default** with respect to the payment of common expenses as of **December 1, 2020**.

*(Please be aware that it is the sole responsibility of the current registered owner(s) of the unit to ensure that any purchaser/new owner is made aware of any additions, alterations, betterments, improvements, etc. made to the unit, and to make clear the undertaking of responsibility for repair and maintenance upon the unit closing/transfer of title. The Corporation is not responsible for same, now or in the future, and may request the change be registered on title at the sole expense of the owner.)*

- 6. A payment on the account of common expenses for the unit in the amount of **\$518.07** is due on **January 1, 2021** for the period **January 1, 2021 to January 31, 2021**. This amount includes the amount of any increase since the date of the budget of the Corporation for the current fiscal year (August 1, 2020 to July 31, 2021) as described in paragraph 10.

Please note should there be a unit owner change, prior to closing, please contact:

- Enbridge Gas – (877) 362-7434 for all matters relating to gas consumption, metering, etc.
- Enercare – (866) 449-4423 for all matters relating to electricity consumption, metering, etc

- 7. The Corporation has the amount of **\$0.00** in prepaid common expenses for this 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 accurate and may result in a deficit *or* a surplus of approximately \$0 (unknown); however, the Corporation may not accurately determine whether the budget will result in a surplus or in a deficit at this time as it has no control over unforeseen expenses or expenses beyond the control of the Corporation which may required adjustment to the budget before year-end.
- 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 the unit, except for the Reserve Fund contribution schedule outlined in the Reserve Fund Study and increased utility costs.

#### **Reserve Fund**

13. The Corporation's reserve fund amounts to **\$1,121,183.09 as of October 31, 2020 (un-audited)**.
14. The most recent reserve fund study received and reviewed by the Board was an Class 2 based on a Site inspection dated January 31, 2020 and prepared by Brown & Beattie Ltd.
15. N/A
16. The Board has sent to the owners a notice dated February 26, 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 of the reserve fund has been implemented.
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 as noted in paragraph 14 above.

#### **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, except for
  - a. an application against a neighbouring land owner, before the Superior Court of Justice (CV-17-586312), for mandatory orders, damages, and other relief relating to trespasses committed by the same land owner.
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 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 has received notice under section 83 of the *Condominium Act, 1998*, that approximately 30 units were leased during the fiscal year preceding the date of this status certificate. We understand there are more units leased, however, the Corporation has not received any notification.

#### **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. These sections are not applicable to a 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, which includes an occupancy standards by-law. In this regard, the occupancy standards by-law includes the provision reproduced here in quotation marks: "Each one-bedroom plus Den unit, as originally constructed, shall be occupied by no more than four (3) individuals." The person who receives this status certificate is hereby notified that the Corporation interprets this provision, in light of other provisions of the occupancy standards by-law, as if the word "no" appeared in place of the letters "mo" and the digit "4" appeared in place of the digit "3".
- 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 all agreements, if any, described in 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.
- f) A copy of a notice dated February 26 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.

## 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 (c) in the preceding paragraph 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 (c) in the preceding paragraph 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.

## Unit Owner Identification

35. **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 this notice is received in writing by the Corporation, the Corporation cannot recognize the purchaser as the owner of the unit on the records of 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.**

**This status certificate is valid subject to all common expense payment cheques clearing the bank.**

Dated this 1<sup>st</sup> day of December 2020

Toronto Standard Condominium Corporation No. 1956



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Thomas Kortko  
Vice President  
ASO, Authorized Signing Officer