

STATUS CERTIFICATE
(UNDER SUBSECTION 76 (1) of the *Condominium Act, 1998*)

Condominium Act, 1998

Durham Standard Condominium Corporation No. 293 (known as the “Corporation”) certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION:

- 1. Mailing address: Suite 206, 16 Four Seasons Place, Toronto, ON M9B 6E5
- 2. Address for service: Suite 206, 16 Four Seasons Place, Toronto, ON M9B 6E5
- 3. Name of property manager: Genevieve Smith, Wilson, Blanchard Management Inc.

Address: Suite 206, 16 Four Seasons Place, Toronto, ON M9B 6E5
Telephone number: 416-642-2807

- 4. The directors and officers of the Corporation are:

<u>Name</u>	<u>Position</u>	<u>Address for Service</u>
Glenn De Dieu	President/Treasurer	Same as above #2
Kristina De Dieu	Vice-President	Same as above #2
Denah Smith	Secretary	Same as above #2

COMMON EXPENSES

- 5. The owner of **Unit 113, Level 1. Municipal Address: 100 Aquatic Ballet Path, Oshawa, Ontario of Durham Standard Condominium Corporation No. 293**, registered in the Land Registry Office for the Land Titles (or Registry) Division of Durham (No. 40).

[X] 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.*

OR

is in default in the payment of common expenses. **NOT APPLICABLE**

and a certificate of lien has been registered against this unit. **NOT APPLICABLE**

- 6. A payment on account of common expenses for the unit in the amount of **\$250.00** is due on **October 1, 2021 for the period October 1, 2021 to October 31, 2021**. 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.

In addition to the above, the unit owner is responsible for the cost of utilities which are billed directly to the owner. The owner and purchaser are responsible for contacting the company to change ownership detail (Please contact Oshawa PUC Networks, Enercare and Enbridge Gas). Any unpaid utilities are deemed to be in arrears and may be collectible as common expenses against the purchaser.

- 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.

The basis and underlying facts for a chargeback can happen without warning and do not always come to the attention of the Corporation or the management company immediately. The occurrence of an event precipitating a chargeback and/or the amount of the charge are subject to change; and it is the responsibility of the purchaser to seek an update and confirmation of any outstanding amounts prior to closing.

BUDGET

- 9. The Corporation is presently meeting its obligations as and when they become due and is not presently considering any increase in the common expenses until the next fiscal period commencing March 1, 2022. To this extent, the current budget (a copy of which is enclosed) is accurate, 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 any unannounced increases in utility rates, labour and material costs and any other similar factors, such as COVID-19, which are beyond the normal budgetary controls of the Corporation.

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.

OR

Since the date of the budget of the Corporation for the current fiscal year, the board has levied the following assessments against the unit to increase the contribution to the reserve fund or the Corporation's operating fund or for any other purpose. **NOT APPLICABLE**

12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit, except for normal annual budgetary increases. In addition, insurance premiums may increase beyond inflation which could result in an increase in common expenses beyond inflation.

RESERVE FUND

13. The Corporation's reserve fund amounts to **\$1,084,618.90** as at **July 31, 2021** (unaudited).
14. The most recent reserve fund study conducted by the Board was a Class 2 Updated Reserve Fund Study, dated June 22, 2020 and prepared by Cion/Coulter Engineers & Building Scientists. The next Reserve Fund Study will be conducted before June 2023.
15. The balance of the reserve fund at the beginning of the current fiscal year was **\$954,199.52** (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 **\$114,191.00** and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to \$NIL. 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 June 22, 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 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 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*.

OR

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*.
NOT APPLICABLE

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 not received notice under section 83 of the *Condominium Act, 1998*, that any unit was leased during the fiscal year preceding the date of this status certificate; however, the corporation has knowledge that () were leased during the fiscal year preceding the date of this status certificate.

NOT APPLICABLE

OR

The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that **159** 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* [if applicable add: except (give a brief description and a statement of their purpose)].

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 Not completed all phases described in the disclosure statement that the Corporation has received from the declarant under subsection 145 (5) of the *Condominium Act, 1998* with respect to the phase that contains the unit.
28. 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.

VACANT-LAND CONDOMINIUM CORPORATIONS

29. N/A – Vacant Land

LEASEHOLD CONDOMINIUM CORPORATIONS

30. N/A – Leasehold
31. N/A – Leasehold
32. N/A – Leasehold

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; Note: audited financials are not available within the Corporation's first year;
 - (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; **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; **NOT APPLICABLE**
 - (f) a copy of the schedule that the declaring 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; **NOT APPLICABLE**
 - (g) 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; **NOT APPLICABLE**

- (h) a copy of a notice dated June 22, 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 areas, if any, in which the proposed plan differs from the study.
- (i) 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*; **NOT APPLICABLE**
- (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 declaring has completed all phases described in the disclosure statement and the declaring does not own any of the units in the phases except for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property;
NOT APPLICABLE
- (k) a copy of an application by the lessor for a termination order under section 173 of the *Condominium Act, 1998*; **NOT APPLICABLE**
- (l) if the leasehold interests in the units of the Corporation have been renewed and an amendment to the declaration has not yet been registered under subsection 174 (8) of the *Condominium Act, 1998*, a copy of the provisions that apply under renewal. **NOT APPLICABLE**

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 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.

Other

- A. 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.
- C. This Status Certificate is valid subject to all outstanding cheques/payments clearing the bank that were issued to the Corporation, up to and including the date below.

Dated this 8th, day of September, 2021

Durham Standard Condominium Corporation No. 293



Genevieve Smith
Condominium Manager

IMPORTANT NOTICE: Wilson, Blanchard Management Inc. acts at all material times solely as agent for the Condominium Corporation specified above unless expressly and explicitly stated otherwise.