

Form 13

Condominium Act, 1998

September 1, 2011

STATUS CERTIFICATE

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

Metropolitan Toronto Condominium Corporation No. 614 (known as the Corporation) certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: 278 Bloor St. E., Toronto, Ontario M4W 3M4
2. Address for service: same as above
3. Name of property manager: E.A. Taylor Management Ltd.
Address: 278 Bloor St. E., Toronto, Ontario M4W 3M4
Telephone number: 416-968-2910
4. The directors and officers of the Corporation are:

Name	Position	Address for service	Telephone Number
June Shaw	President	278 Bloor St. E	416-968-2910
William Rankin	Vice President	278 Bloor St. E	416-968-2910
Dario Savio	Treasurer	278 Bloor St. E	416-968-2910
Ruth Manchee Kenins	Secretary	278 Bloor St. E	416-968-2910
Jean Louis Tourikian	Director	278 Bloor St. E	416-968-2910

Common Expenses

5. The owner of Unit 07, Level 7 (suite #707), Parking Level __ Unit __ (___), and exclusive use Parking Space B09, exclusive use Locker S07L07, 278 Bloor St. E. Toronto, Ontario of Metropolitan Toronto Condominium Corporation No. 614, registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66)

IS NOT in default in the payment of common expenses

OR

is in default in the payment of common expenses in the amount of

6. A payment on account of common expenses for the unit in the amount of \$1173.00 is due on October 1, 2017, for the period October 1, 2017 to October 31, 2017.

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 accurate.
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 for the current fiscal year

Reserve Fund

13. The Corporation's unaudited reserve fund amounts to \$ 3,761,507 as of the 30th day of June, 2017.
14. The most recent reserve fund study dated Oct 10, 2014 conducted by the board was a reserve fund study update, with a site visit, prepared by Halsall Associates Limited.
- 15-16. The board has sent to the owners a notice dated November 3, 2014 containing a summary of the reserve fund study, 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 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 section 94(8) of the *Condominium Act, 1998*, for the future funding of the reserve fund except as outlined in the future funding plan.

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.
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. (X) 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.

OR

() The unit is subject to one or more agreements 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. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties. A copy of the agreement is attached.

Leasing of Units

- 24 The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 9 unit(s) 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.

Insurance

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

Phased, Vacant Land and Leasehold Condominiums

27.-32. These clauses do not apply to this Standard Condominium Corporation.

Attachments

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

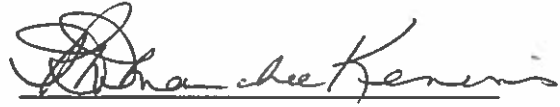
- (a) a copy of the current declaration, by-laws and rules.
- (b) a copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and the auditor's report on the statements;
- (c) a list of all current agreements mentioned in section 111, 112 or 113 of 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* that bind the unit
- (f) a copy of a notice dated November 3, 2014 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

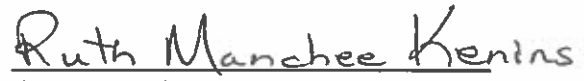
34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

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.

Dated this 6th day of September 2017.
Metropolitan Toronto Condominium Corporation No.614

A handwritten signature in cursive script, appearing to read "Ruth Manchee Kenins", written over a horizontal line.

(signature)

The name "Ruth Manchee Kenins" printed in a standard serif font, positioned above a horizontal line.

(print name)

