

Form 13
Condominium Act, 1998

STATUS CERTIFICATE

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

Toronto Standard Condominium Corporation No.2187 (known as the "Corporation")
certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: 559 Brookdale Avenue, Toronto, ON M5M 1S1
2. Address for service: 559 Brookdale Avenue, Toronto, ON M5M 1S1
3. Name of property manager: Bruno D. Garisto
Address: 559 Brookdale Avenue, Toronto, ON M5M 1S1
Telephone number: (416) 567-6585
4. The directors and officers of the Corporation are:

Name	Position	Address for service	Telephone Number
Bruno D. Garisto	President	Same as above	As above
Graziella Minatel	Vice-Pres.	Same as above	As above
Nilesh Prasad	Director	Same as above	As above

Common Expenses

5. The particular owner of Unit 02, Level 05 (municipally known as Suite #503, 2 Ridelle Avenue, Toronto, ON, M6B 1H4) and Locker Unit 21, Level 05 (municipally known as Locker #44, 2 Ridelle Avenue, Toronto, ON, M6B 1H4), of Toronto Standard Condominium Plan No. 2187 registered in the Land Registry Office for the Land Titles Division of Toronto, as 76187-0064 (the unit) and 76187-0083 (the locker) is not in default in the payment of common expenses.
6. A payment on account of common expenses for the unit in the amount of \$568.60 is due on February 1, 2019 for the period February 1, 2019 to February 28, 2019. This amount includes a contribution to the capital reserve fund.

****Note:** Parking is a common element and as such is an asset of the Corporation. No owner has the right to confer any parking privileges or promises of same to a future potential purchaser or any potential tenant. Parking is a privilege provided on a rental only basis and only assignable by the Corporation. Requests for parking must be made in writing. Should parking spots not be available, the request will be added to the Owners' priority waiting list. Requests for tenanted parking will be added to the Tenants' waiting list. Parking spaces are not transferable to anyone and revert back to the Corporation's pool once the resident owner or other resident vacates the premises. Additionally, parking spaces Nos. 13, 14, 15, 16, 20, 21, 22, and 23 are tandem spaces and may not be readily accessible at all times without having to move another vehicle. Parking spots 1 & 2 are only available for small cars. The current monthly parking rental fee is \$50 payable separately by the owner and not included in common expenses listed above.

The exception is unit 601, which is assigned exclusive use, at no charge, of parking spot number 16.

Additionally, with respect to Parking, the registered Declaration requires the following clause be included in all future offers of purchase and sale:

"Future Owners are advised that two (2) parking spaces in the parking garage are designated for small cars only and that the assignment of a full-sized parking space is not guaranteed."

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.

Budget

9. The budget of the Corporation for the current fiscal year is accurate and may result in a deficit of \$NIL.
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 a special assessment.
12. The Corporation has no knowledge of any circumstance that may result in an increase in the common expenses to the unit for the year 2019.

Reserve Fund

13. The Corporation's reserve fund amounts to \$40,617.18 as of January 24, 2019.
14. The most recent Reserve Fund Study conducted by the Board was a reserve fund study update (class 3) prepared by Building Sciences Inc. on December 28, 2018.
15. The balance of the Reserve Fund at the beginning of the current fiscal year was \$40,621.68. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution made to the reserve fund thus far in the current fiscal year is \$00.00. During 2019, \$18,000.00 will be added to the Reserve Fund. The Board anticipates that the Reserve Fund will be adequate in the current fiscal year for the 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 under a plan proposed by the board under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the reserve fund.
- *** Please note that TSCC2187/the Corporation owns unit 102 and rent out the unit to a tenant. The estimated value of unit 102 is \$250,000.00 and the current amount of rent collected is \$1080.00 per month.

Legal Proceedings, Claims

18. There are no judgments against the Corporation.
19. 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.
20. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.
21. 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

22. 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.

NOTE:

Leasing of Units

23. The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 4 units were leased during the fiscal year preceding the date of this status certificate.
Please be advised that the Corporation is aware that approximately 17 units are currently occupied by tenants.

Substantial changes to the common elements, assets or services

24. 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

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

Attachments

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

- (a) a copy of the current declaration, rules and regulations and by-laws, which include an occupancy standards by-law;

Special Attention:

The Declaration includes a **"No Pet"** clause. In accordance with the condominium Declaration **no animal, fowl, fish, reptile, and/or pet of any kind shall be sheltered, visited or kept on or about the premises, for any amount of time.**

The building and its common elements are also a **no smoking property**. No smoking will be permitted in any residents' suites, balcony, nor on or about any of the common areas of the building.

The building is subject to an **Occupancy By-law** and demands strict adherence.

The owner(s) of any unit does not own the external structure attached to the interior of the unit. For instance, gas fireplaces are not permitted and A/C units attached to the common elements are not permitted.

All renovations such as removal of interior walls or parts of walls, plumbing work affecting the building's plumbing require the Board's permission and building permit(s).

The rules of TSCC2187 stipulate that units are **not** to be rented on a short-term basis as, for example, is done via airbnb.

The purchaser agrees to abide by the Corporation's declaration, by-laws and rules and regulations or any amendments thereto.

Other: Our TSCC2187 cable contract will end on March 31, 2020.

- (b) a copy of the budget of the Corporation for the current fiscal year and audited financial statements and auditor's report for the fiscal year 2017.


- (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 Form 15, Notice of Future Funding of the Reserve Fund (under section 94(9) of the *Condominium Act, 1998*;
- (f) copies of residential information forms and tenancy forms.

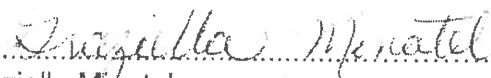
Rights of person requesting certificate

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 24th day of January, 2019.

Toronto Standard Condominium Corporation No. 2187


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Bruno D. Garisto


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Graziella Minatel

"We have the authority to bind the Corporation."