



October 22, 2019

**RE:** Suite 513 Unit 13 Level 5, Parking PB284 Unit 178 Level B, Locker LB120 Unit 277  
Level B of  
Toronto Standard Condominium Corporation No. 1957

Dear Sir or Madam:

As requested, we are pleased to provide a status certificate for the above-noted unit along with other documents pertaining to the condominium corporation.

To ensure the highest standard of accuracy in the keeping of ownership records we encourage new owners to have their solicitor directly provide the corporation with a copy of page 1 of the Transfer Deed, which will detail all dwelling, parking and locker unit information as applicable. All correspondence to the Corporation is to be delivered by hand or by mail to Toronto Standard Condominium Corporation No. 1957, c/o Crossbridge Condominium Services Ltd., 21 Burkebrook Place, Toronto, ON M4G 0A2 or by email to [kilgourestate2@gmail.com](mailto:kilgourestate2@gmail.com).

In accordance with current legislation, a person, upon becoming an owner in a corporation is required within 30 days to give written notice to the corporation of their:

- Name
- Unit Number
- Address for Service (mailing address)

If the address for service is not in the Province of Ontario then the address for service will be that of the unit in the condominium corporation.

Until and unless such notification is provided to the Corporation, its records shall remain in the name of the present owner as prescribed under the *Condominium Act, 1998* and the new owner will not receive notices of any meetings and other written communication from the Corporation.

We inform you that maintenance fees on a unit are due on the first day of each month. Maintenance fees may be paid by pre-authorized fund transfer (PAFT). Please complete the enclosed PAFT form and return to the management office at the above-noted address for service.

If the unit is intended to serve as a rental property then please ensure that the enclosed *Summary of Lease or Renewal* is completed and returned to the management office.

You are welcome to contact the condominium manager at (647)349-4359 with any questions.

Yours very truly,

Crossbridge Condominium Services Ltd.

A handwritten signature in cursive script that reads "Ariela Haim".

Ariela Haim  
Property Manager

Enclosures

**STATUS CERTIFICATE  
(UNDER SUBSECTION 76 (1) OF THE CONDOMINIUM ACT, 1998)**

**Toronto Standard Condominium Corporation No. 1957** (known as the "Corporation") certifies that as of the date of this certificate:

**General Information Concerning the Corporation**

1. Mailing address: TSCC 1957 - Kilgour Estates II  
c/o Crossbridge Condominium Services Ltd.  
21 Burkebrook Place  
Toronto, ON M4G 0A2
2. Address for service: same as above
3. Property manager: Crossbridge Condominium Services Ltd.  
111 Gordon Baker Road  
Suite 700  
North York, M2H 3R1

On-Site Property Manager: Bill Turloukis, (647)349-4359

4. The directors and officers of the Corporation are:

| <u>Name</u>          | <u>Position</u> | <u>Address for Service</u> | <u>Telephone Number</u> |
|----------------------|-----------------|----------------------------|-------------------------|
| Ahsan Sadiq          | Director        | Same Above                 | (647)349-4359           |
| John MacLeod         | Director        | Same Above                 | (647)349-4359           |
| Allen James Maclure  | President       | Same Above                 | (647)349-4359           |
| John Donald Priston  | Secretary       | Same Above                 | (647)349-4359           |
| Owen Robert McCreery | Treasurer       | Same Above                 | (647)349-4359           |

**Common Expenses**

5. The owner of Suite 513 Unit 13 Level 5, Parking PB284 Unit 178 Level B, Locker LB120 Unit 277 Level B at 21 Burkebrook Place, Toronto, ON M4G 0A2 of Toronto Standard Condominium Corporation No. 1957, registered in the Land Registry Office for the Land Titles Division of Toronto is not in default in the payment of common expenses.

OR

is in default in the payment of common expenses in the amount of \$ 0 .

*[If applicable add:*

and a certificate of lien has been registered against

*(if the Corporation is any condominium corporation but a common elements condominium corporation: the unit)*

6. A payment on account for the unit for Common Expense Contribution charges of \$697.75 for a total fee of \$697.75 is due on 01 Nov 2019 for the period 01 Nov 2019 to 30 Nov 2019. 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 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 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. To this extent, the current budget is accurate, however, the Corporation may not accurately determine whether the budget will result in a surplus or a deficit at this time as the Corporation has no control over any unannounced increases in utility rates, labour and material costs and any other similar factors which are beyond normal budgetary controls. A surplus or a deficit is undetermined at this time.
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(s).

### **Reserve Fund**

13. The Corporation's reserve fund amounts to \$ 4,620,902.45 (unaudited) as of September 30, 2019.
14. The most recent Reserve Fund Study conducted by the Board is a Reserve Fund Study update with site visit, dated August 9, 2019 and has been prepared by Morrison Hershfield Limited. The next reserve fund study will be conducted before September 1, 2022.
15. N/A
16. The board has sent to the owners a notice dated August 15, 2019 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 was implemented September 1, 2019 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, except for the increased annual contributions to the reserve fund as indicated in the attached Notice of 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 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.

OR

~~The unit is subject to one or more agreements 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. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties. (if applicable add: except \_\_\_\_\_ (give particulars).~~

~~(If applicable, include a copy of the agreements with this certificate and mention them in the list of documents forming part of this certificate.)}~~

**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.~~

OR

The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 37 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*; except that the Board intends to upgrade a portion of the electrical infrastructure at a cost of approximately \$62,000 in anticipation of future applications from owners for electric vehicle charging systems. The cost of this installation will be paid out of the operating surplus.

**Insurance**

26. The corporation has secured all policies of insurance that are required under the Condominium Act, 1998. **Each unit owner is advised to carefully review the enclosed Certificate of Insurance, including the extent of any deductibles,** and to become familiar with and to understand that each unit owner is responsible for insuring any contents in and improvements to their individual units. As well each unit owner insurance policy should also include personal third party liability insurance, reimbursement for living expenses outside of your unit and **protection against any deductible charges that might accrue to the unit owner from the Condominium Corporation.** The Corporation shall insure the units (excluding contents and improvements) with reference to the standard unit by-law or standard unit schedule of the Corporation and the common elements for full replacement cost without deduction for depreciation.

#### **Phased condominium corporations**

- 27-32. These clauses deal with Phased, Common Element, Vacant and Leasehold Condominium Corporations 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, *(if applicable, add: which include an occupancy standards by-law);*
  - (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.

*[if applicable add the following items:*

- ~~(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;~~
- ~~(f) a copy of the schedule that the declarant 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;~~
- ~~(g) a copy of all applications, 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;~~
- (h) a copy of a notice dated August 15, 2019 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;
- ~~(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*;~~

- ~~(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 declarant has completed all phases described in the disclosure statement and the declarant 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;~~
- ~~(k) a copy of an application by the lessor for a termination order under section 173 of the Condominium Act, 1998;~~
- ~~(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 upon renewal.]~~

### **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.

### Other

- A. **There are restrictions set forth in the declaration and the rules governing tenancies and the keeping of pets within the building(s) or ground(s). Unit purchasers are urged to review, in particular, these restrictions prior to taking occupancy (directly or by a tenant) of the unit.**
- B. As a matter of personal safety, please be advised that:
- 1) Under the Ontario Fire Code, the "owner" is responsible for ensuring that SMOKE ALARMS are installed in their dwelling unit. The Ontario Fire Code requires that SMOKE ALARMS be maintained in operating condition at all times.
  - 2) Many municipalities have enacted a BY-LAW requiring the installation and maintenance of CARBON MONOXIDE DETECTORS by the "owner" under the authority of Section 102 of the Municipal Act R.S.O. 1990, c.M.45. Please ensure that you comply with the local BY-LAW within your municipality, BY-LAW # 60-1998.
  - 3) The townhouse elevators should be inspected by the purchaser for any possible defects that may cause leaking into the common elements. We have experienced oil leakage in the underground garage from some of the townhouse elevators. (note: Should damage occur as a result of lack of maintenance, the cost of repairs to the affected common elements will be charged back to the owner that caused the damage and will be

collected the same as outstanding common element fees). It is recommended that the owner should enter into a maintenance agreement with an elevator company. A periodic maintenance should be performed as per the manufacturer recommendation.

This Status Certificate is valid subject to all outstanding cheques/payments for this unit clearing the bank.

Crossbridge Condominium Services Ltd.  
Agent acting on behalf of:  
Toronto Standard Condominium Corporation No. 1957

*Ariela Haim* \*

Date October 22, 2019

Ariela Haim  
Authorized Signing Officer  
I have the authority to bind the Corporation

*Bill Tourloukis* \*

Date October 23, 2019

Bill Tourloukis  
Authorized Signing Officer  
I have the authority to bind the Corporation

\* Executed pursuant to the Electronic Commerce Act (Ontario)