



NADLAN-HARRIS
PROPERTY MANAGEMENT INC.

www.nadlan-harris.com

AN ACMO 2000 COMPANY

June 26th, 2023

Re: Status Certificate: Toronto Standard Condominium Corporation No. 2896, Unit 375

We are enclosing a status certificate and related condominium corporation documentation as requested.

Please ensure that any completion of sale transactions be disclosed to our Accounting Department via email at ar@nadlan-harris.com , so that we may accurately record the new Owners information.

Please provide the following information:

1. Transfer Deed
2. New Owners contact information (i.e. telephone number and or email address)
3. Mailing address if different from unit purchased

If you have any questions, please don't hesitate to contact us.

Liron Daniels OLCM, RCM, BES, PPL
Nadlan-Harris Property Management Inc.
I have authority to bind the Corporation

**Executed pursuant to the Electronic Commerce Act*

STATUS CERTIFICATE

(Under subsection 76(1) of the
Condominium Act, 1998)

Toronto Standard Condominium Corporation No. 2896 (known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: **c/o Nadlan-Harris Property Management Inc.**
500 Champagne Drive,
Toronto, Ontario M3J 2T9
2. Address for service: **c/o Nadlan-Harris Property Management Inc.**
500 Champagne Drive,
Toronto, Ontario M3J 2T9
3. Name of Property Manager: **Anastasi Engineer**
Telephone: 905-238-1844
E-mail: anastasia@nadlan-harri.com
4. The directors and officers of the Corporation are:

Name	Position	Address for service	Telephone Number
John Babiera	Director	c/o Nadlan-Harris Property Management 500 Champagne Dr, Toronto, Ontario M3J 2T9	(416) 915-9115
Jennifer Doren	Director		
Brandon Norris Lue	Director		

Common Expenses

5. The owner of the unit(s) listed below, which form part of Toronto Standard Condominium Plan No. 2896, registered in the Land Registry Office for the Land Titles Division of Toronto **is** in default in the payment of common expenses in the amount of \$311.23. A certificate of Lien has not been registered

Municipal Address: **Unit 213 – 402 The East Mall, Toronto, Ontario**

Legal: **Unit 13, Level 2; Parking Unit 28 Level A; Locker Unit 103 Level A**

6. A payment on account of common expenses for the unit in the amount of **\$270.89** is due on **July 1, 2023**, for the period **July 1, 2023**, to **July 31, 2023**. 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 **\$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.

*Each parking spot is the responsibility of the owner to maintain and to keep free from oil/gas/fluids and debris. Failure to comply with these rules results in costs being incurred by the owner of the spot.

Budget

9. The current budget is accurate; however, the Corporation may not accurately determine whether the budget will result in a surplus or in a deficit as it has no control over any, as yet

unannounced increases in utility rates, increased labour and material costs, and any other cost factors 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 (March 1, 2023 – February 29, 2024), 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 said unit.

Reserve Fund

13. The Corporation's Reserve Fund amounts to **\$52,340.46** as of **May 31, 2023** (unaudited).

14. The most recent reserve fund study conducted by the board was a Class One (1) Reserve Fund Study dated **February 2023** by Building Sciences Inc. The next Reserve Fund Study will be conducted before **2026**.

15. Not Applicable

16. The board has sent to the owners a notice dated **February 2023** containing a summary of the reserve fund study, 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 reserve fund except for any increases required as a result of the Reserve Fund Study to be completed.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation.

19. The Corporation is **not** a party to any proceedings before a court of law, an arbitrator or an administrative tribunal except:

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.

Leasing of Units

24. The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that **14** 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*.

Insurance

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

Phased condominium corporations / Leasehold Condominium Corporation

27 - 28. Not Applicable - Intentionally deleted.

Vacant land condominium corporations

29. Not Applicable - Intentionally deleted.

Leasehold condominium corporations

30, 31 and 32. Not Applicable - Intentionally deleted.

Attachments

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

- 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 certificate or memorandum of insurance for each of the current insurance policies.
- d) a copy of all applications, if any, 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)**
- e) 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;
- f) 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;
- g) a copy of a notice 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;
- h) a copy of an order, if any, appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*; **(NOT APPLICABLE)**
- i) a copy of an application, if any, by the lessor for a termination order under section 173 of the *Condominium Act, 1998*; **(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:

- 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 33(c) 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.
- 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.
- d) As a matter of personal safety, please be advised that:
 - 1. Under the Ontario Fire Code, the "owner(s)" 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 conditions at all times.
 - 2. Many municipalities have enacted a BY-LAW requiring the installation and maintenance of CARBON MONOXIDE and/or 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.

Dated at the City of Toronto, in the Province of Ontario, this **26th** day of **June**

2023. Toronto Standard Condominium Corporation No. 2896

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