



September 10, 2009

Anne-Marie St. Onge
Re: 18 Laidlaw Street
Unit 1032
Toronto, Ontario

**RE: TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1853
UNIT 43; LEVEL 1; SUITE NO. 1032
UNIT 155; LEVEL A; PARKING SPACE NO. PA-155
UNIT 382; LEVEL A; LOCKER NO. LA-382
@ 18 LAIDLAW STREET
TORONTO, ONTARIO
CLOSING DATE: TBD**

Further to your request for a Status Certificate in reference to the above noted property, we enclose herewith documentation as per no. 33 Attachments and the following miscellaneous forms:

- Owner Information Form **(Please complete and return)**
- Form 5 – Summary of Lease or Renewal **(To be completed if unit to be leased)**
- Pre-authorized Payment Agreement Form **(Please complete and return)**

Please provide Simerra Property Management Inc. with confirmation of the sales transaction noting the closing date together with the name and address of the new owner.

Please request that your client complete the attached pre-authorization payment plan payable to T.S.C.C. 1853 for payments due **October 1, 2009 to April 1, 2010 each in the amount of \$184.32.**

If you have any questions, please contact the Property Manager, Robert Gillooly at 416-847-7237 or by email at rgillooly@simerra.com.

Yours very truly,

SIMERRA PROPERTY MANAGEMENT INC.

A handwritten signature in black ink, appearing to read "Robert Gillooly", is written over a horizontal line.

Authorized Signing Officer

Form 13
Condominium Act, 1998
STATUS CERTIFICATE
(under subsection 76 (1) of the *Condominium Act, 1998*)

Toronto Standard Condominium Corporation No. 1853 (known as the "Corporation") certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION

1. **Mailing Address:** Simerra Property Management Inc.
89 Skyway Avenue, Suite 200
Toronto, ON M9W 6R4
2. **Address for Service:** c/o Simerra Property Management Inc.
89 Skyway Avenue, Suite 200
Toronto, ON M9W 6R4
3. **Property Manager Address:** Simerra Property Management Inc.
89 Skyway Avenue, Suite 200
Toronto, ON M9W 6R4

Telephone: (416) 293-5900 **Fax:** (416) 293-5904

4. **The Directors and Officers of the Corporation are:**

NAME	POSITION	ADDRESS FOR SERVICE	TELEPHONE
Erin Sutherland	President	89 Skyway Avenue, Suite #200	416-293-5900
Mark B. Jackson	Treasurer	89 Skyway Avenue, Suite #200	416-293-5900
Barbara Nunn-Goodman	Secretary	89 Skyway Avenue, Suite #200	416-293-5900

COMMON EXPENSES

5. The Owner of **Unit 43, Level 1 (Townhouse No. 1032); Unit 155, Level A (Parking Space No. PA-155); Unit 382, Level A (Locker No. LA-382) @ 18 Laidlaw Street, Toronto, Ontario of Toronto Standard Condominium Plan No. 1853**, registered in the Land Registry Office for the Land Titles Division of Toronto **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.*

6. A payment on account of common expenses is due on **October 1, 2009** for the period **October 1, 2009 to October 31, 2009** as follows:

Unit 43, Level 1 (Townhouse No. 1032)	\$141.66
Unit 155, Level A (Parking Space No. PA-155)	\$ 31.68
Unit 382, Level A (Locker No. LA-382)	\$ 10.98
TOTAL AMOUNT DUE	\$184.32

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.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a surplus of **\$NIL**.
10. Since the date of the budget of the Corporation for the current fiscal year ending April 30, 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 during the budget period except for increased utility costs.

RESERVE FUND

13. The Corporation's Reserve Fund amounts to ~~\$294,034.22~~ as of July 31, 2009.
14. The most recent Reserve Fund Study conducted by the Board was a Class I dated August 18, 2008, prepared by GENIVAR Consultants Limited Partnership. The next reserve fund study will be conducted before August 2011.
15. The balance of the Reserve Fund at the beginning of the current fiscal year was ~~\$258,238.34~~. 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 ~~\$142,155.00~~ 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 April 15, 2009 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 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 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*.

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* 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 received notice under section 83 of the *Condominium Act, 1998*, that 7 units were leased during the fiscal year preceding the date of this status certificate. We understand there may be more units leased, however the Corporation has not received any notification.

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 CONDOMINIUM CORPORATIONS

27. The declarant has completed all phases described in 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.
28. The declarant own 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 to, from or within the property.
- 29-32. N/A - Vacant Land/Leasehold.
33. See Attachments

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 AT TORONTO THIS 10TH DAY OF SEPTEMBER 2009

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1853

SIGNATURE



PRINT NAME

JULIAN TULLETT

AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

Condominium Act, 1998 - O. Reg. 49.01
SUMMARY OF LEASE OR RENEWAL – FORM 5
(Clause 83 (1) (b) of the *Condominium Act, 1998*)

T.S.C.C. NO. 1853

1. This is to notify you that an original or renewal {select one} written or oral {select one} lease sublease assignment of lease {select one} or a renewal of a written or oral lease, sublease or assignment of lease has been entered into for:

Dwelling	Unit(s) _____	Level _____
Parking	Unit(s) _____	Level _____

On the following terms:

Name of lessee(s)/sub lessee(s)/assignee(s): _____

Telephone Number: _____ Fax Number, if any: _____

E-mail: _____

Commencement Date: _____ Termination: _____

Option(s) to renew: *(set out details. I.e., first option commencement date)* _____

Rental Payments: _____
(set out amount and when due)

Other Information: _____
(at the option of the owner)

2. I (We) have provided the above-designated lessee(s)/sub lessee(s) with a copy of the declaration, by-laws and rules of the Condominium Corporation.
3. I (We) acknowledge that, as required by subsection 83 (2) of the *Condominium Act, 1998*, I (We) will advise you in writing if the above-designated lease/sublease/assignment of lease is terminated.

Dated this _____ day of _____, 200_____

(Print name of owner)

(Signature of owner)

(Print name of owner)

(Signature of owner)

(In the case of a corporation, affix corporate seal or add a statement that the persons signing have the authority to bind the corporation)

Address: _____

Telephone No: _____ Fax No. (if any): _____

Please Complete and Return this Form to Simerra Property Management Inc - Fax to: 416-293-5904
Or, mail to Simerra Property Management Inc., 89 Skyway Avenue, Suite 200, Toronto ON M9W 6R4

SIMERRA PROPERTY MANAGEMENT INC.
89 SKYWAY AVENUE, SUITE 200
TORONTO, ON M9W 6R4
TEL: (416) 293-5900
FAX: (416) 293-5904

FOR OFFICE USE ONLY

T.S.C.C. 1853 UNIT _____
START DATE _____
FEES \$ _____
ADJUSTMENT \$ _____

PRE-AUTHORIZED PAYMENT PLAN AGREEMENT

AUTHORIZATION TO DRAW AND ISSUE CHEQUES FOR MONTHLY PAYMENTS

I/WE the undersigned hereby authorize **TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1853** to draw and issue cheques payable to the Corporation for payment of all monthly instalments for Condominium Common Expense, Special Assessment and any other appropriate payments for _____ which become due on the first day of each month.
UNIT NO. _____

BANKING INFORMATION

TYPE OF ACCOUNT: _____

BRANCH TRANSIT NO: _____

ACCOUNT NO: _____

I/WE hereby authorize _____ to pay and debit my/our account noted herein
NAME OF BANK
accordingly, all cheques drawn on the said account by the Corporation on my/our behalf and payable to the Corporation. The treatment of any such cheque shall be the same as if I/We had personally signed and issued the same cheque, authorizing you to pay as indicated and to debit the amount specific to my/our account. Any delivery of this authorisation to you constitutes delivery by me/us.

SIGNED AT: _____ **THIS** _____ **DAY OF** _____ **200** _____

(Telephone #) _____

(Signature) _____

(Signature) _____

Print Name _____

Print Name _____

All depositors must sign if more than one signature is required on the cheques issued against the account.

**PLEASE MAIL OR FAX THIS FORM AND A VOID CHEQUE TO SIMERRA PROPERTY MANAGEMENT INC.
@ 89 SKYWAY AVENUE, SUITE 200, TORONTO, ON M9W 6R4
FAX NO: (416) 293-5904**

**ATTENTION ACCOUNTS RECEIVABLE BY THE 15TH OF THE MONTH PRIOR TO STARTING
THIRTY DAYS ADVANCE NOTIFICATION IS REQUIRED TO CANCEL THE
PRE-AUTHORIZED PAYMENT PLAN.**

**REMEMBER TO ATTACH A BLANK "VOID" CHEQUE
PLEASE READ TERMS AND CONDITIONS ON REVERSE**