

**Form 13**  
*The Condominium Act, 1998*

**STATUS CERTIFICATE**  
(under subsection 76 (1) of *The Condominium Act, 1998*)

**Toronto Standard Condominium Corporation No. 1794** (known as the "Corporation") certifies that as of the date of this certificate **September 23<sup>rd</sup>, 2009**.

**General Information Concerning the Corporation**

1. Mailing address: T.S.C.C. No. 1794  
c/o Times Property Management Inc.  
330 Hwy 7 East, Suite 300  
Richmond Hill, Ontario, L4B 3P8
2. Address for service: T.S.C.C. No. 1794  
c/o Times Property Management Inc.  
330 Hwy 7 East, Suite 300  
Richmond Hill, Ontario, L4B 3P8
3. Name of property manager: Times Property Management Inc.  
Address: 330 HWY 7 East, Suite 300  
Richmond Hill, Ontario, L4B 3P8  
Telephone number: Site Phone Number (416) 607-6079

**4. The directors and officers of the Corporation are:**

<b>Name</b>	<b>Position</b>	<b>Address for Service:</b>
John Salloum	President	c/o Management Office
Alice Toyonaga	Director	c/o Management Office
Brent J. Arnold	Director	c/o Management Office

**Common Expenses**

5. The owner of dwelling Unit 137, Level 1, Unit 27, Level A, Unit 225, Level A, (also known as **TH #25, 80 Carr St., Toronto, Ontario, M5T 1B7, Parking #74, Locker #253**) of **Toronto Standard Condominium Corporation No. 1794**, registered in the Land Registry Office for the **Registry Division of Toronto (#66)** is in default in payment of common expenses in the amount of **\$364.53**.
6. A payment on account of common expenses for the unit(s) in the amount of **\$354.91** is due on **October 1, 2009** to cover the period from **October 1, 2009** to **October 31, 2009**. The common element fee includes one residential suite (**\$319.01**), one parking (**\$41.38**) and one locker (**\$4.14**).
7. The Corporation has the amount of **\$0.00** in prepaid common expenses for the unit(s).
8. There are **no** amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit(s).

## Budget

9. The budget of the Corporation for the current fiscal year is accurate and the Corporation is meeting its obligations as and when they become due. To this extent, the current budget is accurate, however, the Corporation cannot determine whether the budget will result in a surplus or in a deficit at present as it has no control over unannounced increases in utility rates, labour and material costs and other similar factors, which are beyond the normal budget controls of the Corporation.
10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit(s) 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(s) 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 common expenses for the unit, except:
  - (i) In the course of conducting the Performance Audit on the common elements, the Corporation's engineers discovered water penetration and certain resulting mould growth in a limited area located in the underground locker rooms. The Corporation has not received any information indicating that this issue has affected any of the residential units on the property, and the engineers have indicated that the issue originates close to the floor along the exterior walls in the underground locker areas. The Corporation hired professional consultants to investigate this issue and report back with recommendations. The consultants have recommended remediation of the underground locker areas. The Corporation, its consultants, and the Builder have been working co-operatively through the Tarion warranty process to diagnose and remedy the situation, and the Builder performed construction work in the underground area in late 2008 to deal with the issue. The Corporation is currently in the process of monitoring the area through the fall of 2009 to confirm that the construction work was effective in addressing the issue, and after the first few rains of the season, our engineers have indicated that the construction work appears to have been effective, though we continue to monitor out of an abundance of caution. The Builder has also offered to clean and remediate the locker rooms themselves until they are tested and cleared by the Corporation's consultants. If the construction work performed earlier this year by the Builder was indeed effective in addressing the issue, then the Corporation anticipates remediating each locker room in the near future. At this stage, the Corporation is not in a position to predict whether this issue may result in an increase in the monthly common expenses.
  - (ii) Notwithstanding the commencement of the proceeding referred to in paragraph 19 of this Status Certificate, as of the date hereof, the Corporation does not anticipate that the costs of such proceeding will materially affect the budget for the current fiscal year or the common expenses for the unit for the current fiscal year.

## Reserve Fund

13. The Corporation's reserve fund amounts to **\$194,597.80** as of **July 31, 2009**.
14. The most recent reserve fund study conducted the board was a Comprehensive Study dated December 14, 2007 and prepared by Belanger Engineering. The next reserve fund study will be conducted before December 14, 2010, as required by the *Condominium Act, 1998*.
15. The balance of the Corporation's reserve fund at the beginning of the current fiscal year was **\$108,422.00**. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to this Condominium's reserve fund in the current fiscal year is \$108,000 and the anticipated expenditures to be made from said reserve fund in the current fiscal year amount to **NIL**. The board anticipates that the Corporation's 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 owners a notice dated November 9, 2008, 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 this notice.
17. There **ARE NO** plans to increase the reserve fund of the Corporation beyond the 2% indicated under the 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, except:
  - (i) On Wednesday May 13, 2009, the Corporation commenced mediation proceedings pursuant to Section 132 of the *Condominium Act, 1998* against a unit owner to enforce such owner's obligation to comply with the 15-kilogram pet weight restriction in Section 4.07 of the Corporation's declaration, and to recover the Corporation's costs in connection with enforcing the owner's compliance. The mediation proceeding is in its infancy, and the parties have yet to select a mediator, or a date to conduct the mediation.
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*. (i.e. Tarion)

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(s) is/are not subject to any agreement under subsection 98(1)(b) of the *Condominium Act, 1998* relating to changes, additions or improvements to the common elements by the unit owner.

#### **Leasing of Units**

24. The Corporation has received notices under section 83 of the *Condominium Act, 1998*, that **31** 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, nor changes in the assets of the Corporation, nor changes in any 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*.

#### **Attachments**

27. The following documents which have been delivered with this status certificate, form part of it;
- a) a copy of the current declaration, by-laws and rules of the Corporation;
  - b) a copy of the budget of the Corporation for the current fiscal year.
  - c) a list of all current agreements mentioned in Sections 111, 112 or 113 of *The Condominium Act, 1998* and all current agreements between the Corporation and another condominium corporation, or between the Corporation and the owner of the unit(s); and
  - d) a certificate or memorandum of insurance for the Corporation's current insurance policies.

#### **Rights of person requesting certificate**

28. 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 Section 27(c) of this status certificate, namely:
- 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 section 27(c) of this status certificate at a reasonable time, and at a reasonable location; and

- b. The Corporation shall, within a reasonable time, provide copies of the agreements listed in section 27(c) of this status certificate 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.

**NOTE: No Prior Inspection of Suite Conducted**

The person requesting this certificate is hereby advised that no inspection of the unit(s) which is/are the subject matter of this certificate (nor any portion of the exclusive use common element areas appurtenant thereto), has been conducted by the Corporation or its property manager, in order to determine whether or not the Corporation has any claim for damages against the owner of such unit(s), or whether any violation of the provisions of the Act, or Corporation's declaration, by-laws and/or rules exist, prior to issuing this status certificate in connection therewith. Accordingly, the person requesting this certificate shall be solely responsible for undertaking any desired or required inspection. However, the Corporation's property manager is willing to conduct any desired or required inspection, when expressly requested or instructed in writing to do so by the person requesting a status certificate, provided that an additional fee of \$100.00 per inspection plus G.S.T. is paid to the manager at the time of such request or instruction.

**Please note:** TSCC1794's declaration and rules contain pet-related restrictions that are actively enforced by the corporation. These restrictions can be found in sections 3.07 and 4.02(b) of the declaration, and in 3(h) of the corporation's rules. We highlight, in particular, that there is a 15 kg maximum weight restriction contained within the provisions. For more information, please consult the declaration and the rules.

DATED at Richmond Hill, this Day of September 23<sup>rd</sup>, 2009,

**Toronto Standard Condominium Corporation No. 1794  
Times Property Management Inc. Agent for and on  
behalf of**

Per:

  
Name: Niloo Lighvani

Title: Administrative Assistant

I have authority to bind the Corporation.

**SCHEDULE "A" — ATTACHMENTS TO STATUS CERTIFICATE**  
**FOR**  
**Toronto Standard Condominium Corporation No. 1794**  
**(the "Condominium")**

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The following documents which have been delivered with this status certificate, form part of it, namely:

- I. **Declaration and Current, By-Law(s) and Rules**  
The registered declaration of the Condominium;
  - a. By-Law No. 1 (being a general organizational by that includes, amongst other things, a standard unit definition for repair and insurance purposes, and the procedures for the mediation of disputes involving the Condominium);
  - b. By-Law No. 2
  - c. Current rules of the Condominium (governing the use of the units and common elements).
- II. **List of all Agreements (as per sections 111, 112 or 113 of the *Condominium Act 1998*):**
  - a. The Management Agreement with Times Property Management Inc. dated June 14, 2007;
- III. **Additional Attachments**
  - a. The budget statement for the current year.
  - b. A certificate of insurance outlining the Condominium's current insurance policies.

S.C.C 1794 - THE GARDENS AT QUEEN  
2009-2010 BUDGET

**fiscal Year - 1 Sept.'09 - 31 Aug.'10**

description	A / C Code	YTD		PROJECTED	PROJECTED	2009	TOTAL ANNUAL	2009	BUDGET
		ACTUAL	MAY 2009						
<b>REVENUE</b>									
ADMINISTRATION FEE	44250	1,156	0	1,156	0	1,156	0	1,156	
COMMON AREA MAINTENANCE	46020	525,562	175,131	700,693	700,524	169	700,524	169	
INTEREST INCOME	48050	434	0	434	0	434	0	434	
SUNDRY INCOME	48100	1,148	0	1,148	0	1,148	0	1,148	
<b>TOTAL REVENUE</b>		<b>528,300</b>	<b>175,131</b>	<b>703,431</b>	<b>700,524</b>	<b>2,907</b>	<b>700,524</b>	<b>2,907</b>	
<b>EXPENSES</b>									
LEGAL FEE	60200	10,137	2,363	12,500	15,000	2,500	15,000	2,500	15,000
FINANCIAL AUDIT	60300	2,678	0	2,678	2,600	(78)	2,600	(78)	2,800
BANK CHARGE	60800	1,308	414	1,722	1,650	(72)	1,650	(72)	1,800
INSURANCE	61500	13,863	4,620	18,483	18,485	2	18,485	2	19,860
CONSULTING FEE	61800	23,967	5,000	28,967	15,000	(13,967)	15,000	(13,967)	15,000
MANAGEMENT FEE	61900	52,448	17,499	69,947	70,000	53	70,000	53	72,235
APPRAISAL/TECHNICAL AUDIT	62100	0	1,838	1,838	4,000	2,162	4,000	2,162	0
STATIONERY, PRINTING, SUPPLIES	62300	14	400	414	500	86	500	86	650
TELEPHONE / PAGER / FAX	62400	2,289	813	3,252	3,250	(2)	3,250	(2)	3,260
BOARD MEETING EXPENSE	63200	143	200	343	300	(43)	300	(43)	350
AGM EXPENSE	63300	1,573	0	1,573	300	(1,273)	300	(1,273)	1,750
MISC / OFFICE / GENERAL EXPENSE	64100	2,258	350	2,608	1,000	(1,608)	1,000	(1,608)	2,000
EQUIPMENT LEASING EXPENSE	64700	1,526	576	2,102	2,300	198	2,300	198	2,300
SNOW PLOWING & LANDSCAPING CONTRACT	70010	35,712	11,001	46,713	44,000	(2,713)	44,000	(2,713)	58,600
SNOW REMOVAL	70020	17,931	0	17,931	55,000	37,069	55,000	37,069	40,000
FLOWERS & SHRUBS	70030	0	13,560	13,560	15,000	1,440	15,000	1,440	15,000
AWN SPRINKLER / REPAIR	70050	446	500	946	1,500	554	1,500	554	1,750
ELEVATOR - PREV MAINT CONTRACT	71010	1,444	867	2,311	0	(2,311)	0	(2,311)	2,500
SALT / ICE MELT / SAND	70060	0	0	0	0	0	0	0	0
ELEVATOR - LICENCES	71020	289	0	289	100	(189)	100	(189)	300
MECHANICAL / MAINTENANCE CONTRACT	72090	10,942	5,000	15,942	6,000	(9,942)	6,000	(9,942)	20,000



*Atrens-Counsel Insurance Brokers Inc.*  
**CERTIFICATE OF INSURANCE**

This is to certify that insurance described below has been effected with the Insurer(s) shown, subject to the terms and conditions of the policy applicable.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1794 AND ALL REGISTERED  
UNIT OWNERS FROM TIME TO TIME AND ALL REGISTERED MORTGAGEES FROM TIME TO  
TIME

**PROPERTY INSURED:** 60 Carr Street (Units 166-177), 68 Carr Street (Units 35-64); 70 Carr Street (Units 65-87);  
78 Carr Street (Units 1-34), 80 Carr Street (Units 134-165); 88 Carr Street (Units 102-133);  
98 Carr Street (Units 88-101)  
Toronto, Ontario

**TERM:** August 4, 2009 TO August 4, 2010

**COMMERCIAL PACKAGE POLICY NO. 501167348**

**PROPERTY:** Form: Comprehensive All Risk Policy  
Amount of Insurance: \$30,798,000.00  
Deductibles: \$ 1,000.00 STANDARD  
\$ 2,500.00 SEWER BACKUP DEDUCTIBLE  
\$ 5,000.00 FLOOD  
\$ 100,000.00 EARTHQUAKE  
Company: ING Novex Insurance Company of Canada 25%  
Royal & Sun Alliance Insurance Company 25%  
Economical Insurance Company 25%  
Zurich Insurance Company 25%

**COMPREHENSIVE GENERAL LIABILITY:**

Limit of Liability: \$5,000,000.00

**DIRECTORS AND OFFICERS LIABILITY:**

Limit of Liability: \$5,000,000.00

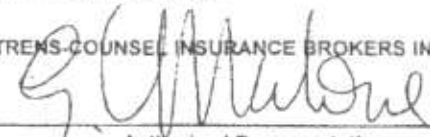
**BOILER AND MACHINERY:**

Limit per Accident: \$30,798,000.00  
Company: Boiler Inspection and Insurance Company  
Policy Number: 501167348

This document is furnished as a matter of courtesy and only as information of the fact that Policies have been concurrently prepared. It is not a contract, confers no right upon any person and imposes no liability on the Insuring Companies. A Photocopy of this executed Certificate may be relied upon to the same extent as if it were an original executed certificate.

Date: August 6, 2009

ATRENS-COUNSEL INSURANCE BROKERS INC.

  
Authorized Representative