

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

Certificate No: 1233-34

METRO TORONTO CONDOMINIUM CORPORATION NO. 1233
(known as the "Corporation") certifies as of the date of this certificate

General Information Concerning the Corporation

1. Mailing address: **c/o 1319 Neilson Road, Scarborough, M1B 5V9**
2. Address for service: **1319 Neilson Road, Scarborough, M1B 5V9**
3. Name of Property Manager: **Wallace-Rivard & Associates Limited**
Address: **Management Office, 1319 Neilson Road**
Telephone: **416-281-0600** Facsimile: **416-281-5035**
4. The directors and officers of the Corporation are:

Ryan Davey	President	33-3 Massey Street
Gerard Savard	Treasurer	29-2 Massey Street
Ann Curryer	Secretary	132-4 Massey Street

Common Expenses

5. The owner of Unit 11, Level 11, T.H. 31-1, Massey Street of METRO TORONTO CONDOMINIUM CORPORATION NO. 1233, , 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 Nil, PROVIDING ALL DEPOSITS HAVE CLEARED THE BANK.
6. A payment on account of common expenses of \$409.46 is due April 1, 2017 to cover the period from April 1, 2017 to April 30, 2017.

Please note that, as per the Corporation's documentation and Rules, no signs that are erected on posts and inserted in the front landscaped area of the property, for any purpose, are permitted. Should a sign be erected in contravention of these rules, there will automatically be a charge of \$500.00 charged against the unit owner's account and the sign will be removed by the Corporation. Only a sandwich board sign is permitted.

7. The Corporation has the amount of Nil in prepaid common expenses for the unit.

Budget

8. There are no amounts that the Condominium Act, 1998 requires to be added to the common expenses payable for the unit.
9. The budget of the Corporation for the current fiscal year is accurate and may result in a surplus of \$NIL or 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 any assessments against the unit to increase the contribution to the reserve fund.
12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit, except due to the increased cost of utilities.

Reserve Fund

13. The Corporation's reserve fund amounts to \$208,633.44 as of January 31, 2017.
14. The most recent reserve fund study conducted by the Board was a Class 3 Reserve Fund study dated March 7, 2013 and prepared by Construction Control. The next reserve study is currently in progress with Gillespie Building Consultants and will be completed in 2017. A copy of Form 15 is attached.
15. The balance of the reserve fund at the beginning of the current fiscal year was \$133,188.00. 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 \$153,961.00 and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount is \$150,000. 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 funding plan has been approved by the Board; there is an increase in contributions as outlined in the attached Form 15.
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 as noted in the attached Form 15. We are in possession of a report from Gillespie Building Consultants based on an inspection and a report of the interior and exterior floor spaces above the garages (decks) that indicates that remedial work will be required at those units affected.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not a party to any legal action.
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.
21. The Corporation has not made a claim for payment out of the guarantee fund under the Ontario New Home Warranties Plan Act.
22. The Superior Court of Justice has not made an order appointing an inspection 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, which would be shown on Title.

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 other than those that would be registered on title. The corporation does not conduct an inspection of the unit and/or appurtenant common elements prior to completing a status certificate. The corporation does not make any representations with respect to any matters beyond the scope of the required information to be included in a status certificate pursuant to the Act, unless specifically stated herein. All information included in this status certificate is based on and limited to the knowledge and information of the board of directors and/or management. As a result, purchasers are advised to satisfy themselves as to whether there are any breaches of the Act, declaration, by-laws or rules, including but not limited to whether any unauthorized alterations have been made to the unit and/or the common elements.

24. **Leasing of Units**

The Corporation has received notice under section 83 of the Condominium Act, 1998, that seven (7) units were leased during the fiscal year preceding the date of this certificate.

Substantial changes to the common elements, assets or services

25. There are no additions, alterations or improvements to the common elements, changes in Corporation or changes in a service of the Corporation that are substantial and that the board has proposed but has not implemented other than the shingled roof replacement that will commence in the Spring of 2014 (6-8 week project – weather permitting). A contract has been entered into with Pilon Contracting in the amount of \$194,642.50 to be financed by the Contractor. The terms of this Agreement extends over 5 years at a monthly installment of \$3,244.04.

Insurance

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

Information on Non-Standard Condominium Corporations

27. Not applicable.
28. Not applicable.
29. Not applicable.
30. Not applicable.
31. Not applicable.

32. Not applicable.

Attachments

33. The following documents are attached to this certificate and form part of it.
- 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, the last annual audited financial statements and the auditor's report on the statements;
 - c) a list of all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit (*if applicable*);
 - d) a certificate of insurance for each of the current insurance policies.

Rights to view and obtain copies of agreements

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 clause 27 (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 clause 27 (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.

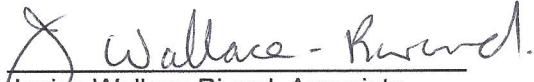
Other

35. As a matter of personal safety, please be advised that under the Ontario Fire Code, By-law No. 60-1998, the "owner" is responsible for ensuring that smoke alarms be installed in his/her dwelling unit. The Ontario Fire Code requires that smoke alarms be maintained in operating condition at all times.
36. 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.
37. **The units in the Condominium Corporation are single family residents only;**
38. THE CORPORATION IS ON A 'BAG SYSTEM' WITH RESPECT TO GARBAGE PICK-UP. YELLOW TAGS (PURCHASED FROM CANADIAN TIRE) MUST BE ATTACHED TO EACH GARBAGE BAG. RECYCLABLES MUST BE PUT INTO CLEAR OR TRANSPARENT BLUE GARBAGE BAGS FOR DISPOSAL. NO CITY GARBAGE/RECYCLING BINS ARE PERMITTED. THE ONLY CITY BIN

PERMITTED IS THE GREEN ORGANIC BIN.

Dated this March 7, 2017.

METRO TORONTO CONDOMINIUM CORPORATION NO. 1233


Janine Wallace-Rivard, Associate

c/s

I have authority to bind the Corporation

NOTES:

1. Unit Purchasers (and their solicitors) are required to notify, in writing, this Corporation at its current mailing address on Page 1 hereof, immediately following the completion of the transfer or title and change of ownership including the name and address of the mortgage holder. Unless such notification is provided to the Corporation, its records shall remain in the name of the present owner and the new owner will not receive notices of any meetings and other written communication from the Corporation.
2. The information contained in this certificate is provided in accordance with Section 76 of the Condominium Act (1998). It is not to be used for any purpose other than those specified in Section 76 nor in contravention of the Personal Information Protection and Electronic Documents Act (PIPEDA).