

STATUS CERTIFICATE

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

Wentworth Common Elements Condominium Corporation No. 538 certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION:

1. Mailing address: Suite 101, 701 Main Street West, Hamilton, ON L8S 1A2
2. Address for service: Suite 101, 701 Main Street West, Hamilton, ON L8S 1A2
3. Name of property manager: Wilson, Blanchard Management, Inc., Olsi Cami
Address: Suite 101, 701 Main Street West, Hamilton, ON L8S 1A2
Telephone number 905-540-8800
4. The directors and officers of the Corporation are:

Name	Position
Melita Vrakela	Director
Tim McCabe	President
Tom Margan	Director

COMMON EXPENSES

5. The owner of Parts 15 & 95, (79 Southshore Cres., Stoney Creek, ON) of W.C.E.C.C. #538, registered in the Land Registry Office for the Land Titles (or Registry) Division of Hamilton-Wentworth.

The owner of the common interest in the Corporation attached to (provide description, as set out in Schedule D to the declaration, of the parcel of land to which the common interest in the Corporation is attached), registered in the Land Registry Office for the Land Titles (or Registry) Division of, (known as the "Parcel") } **NOT APPLICABLE**

is not in default in the payment of common expenses (pursuant to the most recently deposited cheque clearing the bank).

OR

is in default in the payment of common expenses in the amount of **\$NOT APPLICABLE**

and a Certificate of Lien has been registered against this unit. **NOT APPLICABLE**

6. A payment on account of common expenses for the unit in the amount of \$75.48 is due on March 1, 2019 for the period March 1, 2019 to March 31, 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 **\$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 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 commencing July 1, 2019. To this extent, the current budget (a copy of which is enclosed) is accurate, however, the Corporation may not accurately determine whether the budget will result in a surplus or in a deficit at this time as it has no control over any announced increases in utility, labour and material costs and any other similar factors which are beyond the normal budgetary controls of the Corporation. A surplus or 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 been increased by **\$NIL**.
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.

OR

Since the date of the budget of the Corporation for the current fiscal year, the Board has levied the following assessments against the unit to increase the contribution to the reserve fund or the Corporation's operating fund or for any other purpose. **NOT APPLICABLE**

12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit with the exception of normal annual budgetary increases.

RESERVE FUND

- 13. The Corporation’s reserve fund amounts to \$46,778.88 as of December 31, 2018.
- 14. The most recent reserve fund study conducted by the Board was a Class 1 Comprehensive Reserve Fund Study dated March 14, 2018 and prepared by Brown & Beattie Ltd. The next reserve fund study will be conducted before March 31, 2021.

OR

A reserve fund study will be conducted before **NOT APPLICABLE**

- 15. The balance of the reserve fund at the beginning of the current fiscal year was \$40,736.86 (unaudited). 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 \$11,348.00 and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to \$ unknown at this time. 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 datedcontaining 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. **NOT APPLICABLE**

AND

The proposed plan for future funding 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. **NOT APPLICABLE**

- 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 may be called for by a 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 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 claims 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*.

OR

There is currently an 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*. **NOT APPLICABLE**

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. **NOT APPLICABLE**

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. **NOT APPLICABLE**

OR

The Corporation is aware of or has received notice under section 83 of the *Condominium Act, 1998*, that 15 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

27. The declarant has completed all phases described in the disclosure statement that the Corporation has received from the declarant under subject 147 (5) of the *Condominium Act, 1998* with respect to the phase that contains the unit. **NOT APPLICABLE**

OR

The declarant has not 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. **NOT APPLICABLE**

28. The Declarant does not own any of the units in the phases, including units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property. **NOT APPLICABLE**

OR

The Declarant does not own any of the units in the phases, except for units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property. **NOT APPLICABLE**

OR

The Declarant owns 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. **NOT APPLICABLE**

OR

The Declarant owns one or more of the units in the phases, including one or more of the units that are part of the property designed to control, facilitate or provide telecommunications to, from or within the property. **NOT APPLICABLE**

VACANT LAND CONDOMINIUM CORPORATION

29. If the Corporation is a vacant land condominium corporation, all buildings, structures, facilities and services shown in Schedule H to the declaration have been completed, installed and provided, expect **NOT APPLICABLE**

LEASEHOLD CONDOMINIUM CORPORATIONS - NOT APPLICABLE

30. Name of lessor: **N/A**
Address: **N/A**
Telephone number: **N/A**

31. The provisions of the leasehold interests in the property are in good standing and have not been breached.

OR

The provisions of the leasehold interests in the property are not in good standing and have been breached in the following ways: **NOT APPLICABLE**

32. The lessor(has/ has not) applied under section 173 of the *Condominium Act, 1998* for an order terminating the leasehold interests in the property.

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;
- (b) a copy of the budget of the Corporation for the current fiscal year; last audited financial statement
- (c) a certificate or memorandum of insurance for each of the current insurance policies;

- (d) 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; **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; **NOT APPLICABLE**
- (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; **NOT APPLICABLE**
- (h) 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*; **NOT APPLICABLE**
- (i) 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; **NOT APPLICABLE**
- (j) a copy of an application by the lessor for a termination order under section 173 of the *Condominium Act, 1998*; **NOT APPLICABLE**
- (k) 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 under renewal. **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:
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 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. It is the purchaser's responsibility to review the declaration pertaining to the unit, including any exclusive use common element area, to determine whether or not the vendor or any previous owner or occupant of the unit has carried out a structural change to the unit or has modified the common elements in circumstances where the Board has not given its prior written consent. As this unit and any appurtenant exclusive use common element (if applicable) have not been inspected prior to the making and execution of this certificate, the condominium corporation cannot comment upon matters of non-compliance which may be revealed by an inspection of the unit, and unless such an inspection is requested and made, the corporation reserves its right to enforce any matters of non-compliance notwithstanding that may have existed prior to the issuance of this certificate.
- B. As a matter of personal safety, please be advised that:
 - a) Under the Ontario Fire Code, the "owner" is responsible for ensuring the SMOKE ALARMS are installed in their dwelling unit. The Ontario Fire Code require that SMOKE ALARMS be maintained in operating condition at all times.
 - b) 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 of 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.
- 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. Wilson, Blanchard Management Inc. took over management of W.C.E.C.C. #538 as of December 1, 2017. There may be relevant information of which the undersigned is not aware.

Dated this 7th day of February, 2019.

Wentworth Common Elements Condominium Corporation No. 538

Per: Olsi Cami*

Olsi Cami
Property Manager

(I have the authority to bind the corporation)

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