



11 April 2019

Neil Crawford
% Coldwell Banker First Ottawa Realty
5500 Manotick Main St.
Manotick, ON K4M 1A5
Tel: 613-692-1444

| | |
|---------------|---|
| Purchaser | Neil Crawford |
| Vendor | Estate of Mary Sinclair |
| Address | 301 - 555 Wilbrod Street, Ottawa, ON K1N 5R4 |
| Legal Desc | Unit 1, Level B, Carleton Condominium Corporation 279 |
| Closing Date | 19 July 2019 |
| Our File No. | 279_301 |
| Your File No. | N/A |
| Order No. | 112229 |

Pursuant to your request of 03 April 2019 please find enclosed a current Status Certificate as per the *Condominium Act, 1998* and documentation package relating to the above-referenced property.

Please note that our office requires written confirmation from the lawyer that this transaction of sale has closed. In addition, please provide us with the full name, address, email address, and telephone number of the purchaser so that we may correspond with the new owner with future Corporation business.

Regards,

Barbara Ravanelli, Property Manager
Capital Integral Property Management
"As Agents for CCC 279"

** The information provided in this Status Certificate is as accurate as the information made available at the time of preparation of this document. The party addressed above who ordered the certificate (directly or through a law office or realtor) is allowed to use the information and is with whom we have a liability relationship with regard to the information, exclusively. A third party cannot hold us liable. Each party relying on the information is required to order their own status certificate.*

STATUS CERTIFICATE
(Under subsection 76 (1) of the *Condominium Act, 1998*)
Updated 23 March 2018

CARLETON CONDOMINIUM CORPORATION No. 279
STRATHCONA PLACE

Carleton Condominium Corporation No. 279 (known as the "Corporation") certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION

1. Mailing address: See below
2. Address of service: See below
3. Property Manager: Barbara Ravanelli - bravanelli@cimanagement.ca
Capital Integral Property Management
205-1600 Laperriere Avenue
Ottawa, ON K1Z 8P5
Tel: 613-722-1232
Fax: 613-651-0306
4. The Directors and Officers of the Corporation are:
Francine Chartrand Lauzon, Director, President, 09 August 2018 - 2021
Louise Sweatman, Director, VP-Secretary, 09 August 2018 - 2021
Dann Michols, Director, OOP, 09 August 2018 - 2021
Leith Mullin, Officer, Treasurer

COMMON EXPENSES / JOINT USE MAINTENANCE FEES

5. The current Owner(s) of Unit 1, Level B, known as 301-555 Wilbrod Street, exclusive use of parking space P-6 (Level A), and assigned locker 5, Ottawa, Ontario of Carleton Condominium Corporation 279 registered in the Land Registry Office for the Land Titles (or Registry) Division of Ottawa **IS in default** in the payment of common expenses in the amount of \$2,614.06. The Corporation may be entitled to add additional late fees and interest to this outstanding amount.
6. The current monthly Condominium Fee for this unit is \$1,289.06, due and payable on the first day of each month.

Payment on account of common expenses for the unit in the amount of \$1,289.06 was NOT received for the period of 01 April 2019 through 30 April 2019.

Payment on account of common expenses for the unit in the amount of \$1,235.00 was NOT received for the period of 01 March 2019 through 31 March 2019.

These above amounts include the amount of any increase since the date of the budget of the

Corporation for the current fiscal year as described in paragraph 10. An update of the account should be requested prior to the closing date.

7. The Corporation has the amount of \$0.00 in prepaid Common Expense/Condominium Fees for this unit.
8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit, except: for any increase in common expenses the budget may require.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a small surplus.
10. The budget commenced 01 April 2019. An increase to the monthly condominium fees was included in the budget. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been further increased.
11. In April 2019 the Board announced a special assessment to be levied against the unit to pay for the purchase and installation of a new generator and other related costs. The special assessment (all units combined) was in the amount of \$200,000 to be paid over two years. The amount for each unit is \$5,885 per year, which owners may pay in one, four or ten payments commencing 01 June 2019. See paragraph 6 if any payments have been made for this unit.
12. The Corporation has no knowledge of any circumstance that may result in an increase of common expenses for the unit, except for any increase in the new fiscal year as per an approved budget and as the reserve fund plan may require, and as any changes in the new Condominium Act may require when enacted.

The *Protecting Condominium Owners Act, 2015*, is bringing important changes to condominium law and administration in Ontario, including changes to the Condominium Act, as well as mandatory licensing for condominium property managers. These changes are not fully enacted. Further increases to the condominium fees due to these matters are possible, but not expected.

RESERVE FUND

13. The Corporation's reserve fund amounts to \$210,621 (un-audited) as of 31 December 2018.
14. The most recent reserve fund study conducted by the Board was a Reserve Fund Study Update (without Site Inspection), dated March 2019 and prepared by Morrison Hershfield Limited.
15. The balance of the reserve fund at the beginning of the previous fiscal year was \$184,355. (audited). The financials for the previous fiscal year are in the process of being finalized and audited. 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 \$106,815. An additional \$100,000 will be collected by special assessment. The anticipated expenditures to be made from the reserve fund in the current fiscal year amount to \$348,440. 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 all owners a notice containing a summary of the reserve fund study, a summary of the proposed plan (Form 15) for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study.
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 indicated in the Form 15.

LEGAL PROCEEDINGS, CLAIMS

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not 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*.

AGREEMENT WITH OWNERS RELATING TO CHANGES OF THE COMMON ELEMENTS

23. The unit is not subject to one or more agreement(s) 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.
 - a) No modification agreements currently on file.

The following modifications have been made by the unit owner(s) or previous unit owner(s) without the prior written approval of the Board of Directors:

- a) No modifications currently on file.

[Note: Section 98 of the *Condominium Act* applies only to modifications made on or after the date the Act came into force (May 5, 2001). This is simply a list of the modifications known to the Corporation. Other modifications, not known to the Corporation, may have been made without approval of the Corporation and accordingly may not be lawful].

Modifications are governed by By-Law No. 8. See also By-Law No. 11 and the Rules of the Corporation (Owners Reference manual).

The following renovations have been advised of by the unit owner(s) or previous unit owner(s) but do not require the prior written approval of the Board of Directors:

- a) Installed parquet flooring in the living room/dining room;
- b) Tile floor installed in the entrance way; and
- c) Bathroom cabinets upgraded.

Except as otherwise indicated in an agreement or in the By-Laws or Rules of the Corporation, the owner of the unit, from time to time, is entirely responsible for all modifications made to the common elements by the Owner(s) or by a previous Owner(s) of the unit. Accordingly, any future unit Owner(s) is also responsible for the modifications made and is also responsible for all maintenance, repairs and insurance related to such modification and must fully and completely indemnify and save harmless the Corporation from any claims, expenses or losses related in any way to the modifications. Without limiting the generality of the foregoing, the Owner shall be responsible for all costs and expenses incurred in order to remove the modification to afford the Corporation access to any portion of the property (for the purposes of carrying out repair or maintenance, or for any other reason) as well as reinstatement of the modification (if desired), and the Corporation shall have no obligation for any damage which may be caused to the modification as a result of any such required access. Any modification or upgrade to common elements must have prior written approval from the Board of Directors.

If an owner sells his or her unit, the owner shall, upon request from the purchaser, provide to the purchaser a written list of all modifications made to the common elements by the owner or by a previous owner of the unit. When a unit is sold, it is the responsibility of the purchaser to determine what modifications have been made to the common elements by the vendor or by a previous owner of the unit.

LEASING OF UNITS

24. The Corporation has NOT received notice under section 83 of the *Condominium Act, 1998* during the fiscal year preceding the date of this status certificate. The Corporation's understanding is 0 units in the condominium are owned by non-resident owners as of the most recent periodic information certificate dated 01 March 2019, but notice under section 83 has not yet been received respecting all of those leased units.

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 the 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. N/A

28. N/A

VACANT LAND CONDOMINIUM CORPORATIONS

29. N/A

LEASEHOLD CONDOMINIUM CORPORATIONS

30. N/A

31. N/A

32. N/A

ATTACHMENTS

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

- a) a copy of the current Declaration for the Corporation;
- b) a copy of the By-Laws for the Corporation;
- c) a list of all current agreements between the Corporation and the owner of the unit: if applicable, see paragraph 23; 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; or current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation where applicable;
- d) a copy of the Rules and Regulations;
- e) a copy of the last audited financial statements and auditor's report;
- f) a copy of the budget & special assessment notice for the current fiscal year;
- g) a certificate or memorandum of insurance for the Corporation; and
- h) a copy of the most recent Form 15.

RIGHTS OF PERSON REQUESTING CERTIFICATE

34. The person(s) 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 as per 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 Ottawa this day of 11 April 2019

Carleton Condominium Corporation No. 279



Barbara Ravanelli
Property Manager
Capital Integral Property Management
"As Agents for CCC 279"

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