

Periodic Information Certificate

Information for owners about the corporation

Instruction

This PDF form can be filled out electronically and then saved or printed. When filled out electronically, the form is dynamic – for example, text boxes will expand as you enter information, and checking certain boxes may cause items to appear or disappear as necessary. The blank form can also be printed in full, and then filled out in hard copy. If you are filling out the form in hard copy and you need more space, you may enclose additional sheets of paper with the form.

1. General information about the corporation

Name of the condominium corporation
York Condominium Corporation No. 84

The address for service of the corporation

Unit Number 207	Street Number 100	Street Name Mclevin Avenue	PO Box
City/Town Toronto		Province Ontario	Postal Code M1B 5K1

The condominium manager, management provider, or any other person responsible for management of the property ☐ Not applicable

Name	Address for Service	Email Address (optional)
i. K. R. Property Management Agency Inc.	207-100 Mclevin Avenue Toronto, Ontario M1B 5K1	ycc84@ycc84.ca

Additional ways to deliver requests for records to the corporation

The corporation has a mailing address for receiving requests for records, in addition to the addresses for service identified above ☒ Not applicable

The corporation has an email address or other method of electronic communication for receiving requests for records, in addition to the addresses identified above: ☒ Not applicable

Instruction for the person filling out this form: If a corporation keeps a record in electronic form, the board is required to pass a resolution setting out the method of electronic communication that a requester can agree to (in a request for records) as the record delivery method. If the corporation has passed such a resolution, the method of electronic communication is:

Email to address provided on electronic communication form and paper to people who have not signed up for email.

Number of leased units

The corporation has received notice under s. 83 of the *Condominium Act, 1998* that 2 unit(s) was/were leased during the current fiscal year.

2. Directors and officers of the corporation

Name	Position/Title	Address for Service	Email Address (optional)
i. Mr. H. Standard	☒ Director ☒ Officer a. ☐ is a party to a legal action to which the corporation is a party b. ☐ was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. ☐ has contributions to the common expenses that are in arrears for 60 days or more d. ☐ has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title President	71-331 Military Trail Toronto, Ontario M1E 4E3	
ii. Ms. J. Taylor	☒ Director ☒ Officer a. ☐ is a party to a legal action to which the corporation is a party b. ☐ was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. ☐ has contributions to the common expenses that are in arrears for 60 days or more d. ☐ has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Secretary	24-331 Military Trail Toronto, Ontario M1E 4E3	
iii. Mr. S. Mantini	☒ Director ☒ Officer a. ☐ is a party to a legal action to which the corporation is a party b. ☐ was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. ☐ has contributions to the common expenses that are in arrears for 60 days or more d. ☐ has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Treasurer	73-331 Military Trail Toronto, Ontario M1E 4E3	

iv. Mr. L. Hinds	☒ Director ☐ Officer a. ☐ is a party to a legal action to which the corporation is a party b. ☐ was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. ☐ has contributions to the common expenses that are in arrears for 60 days or more d. ☐ has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act	62-331 Military Trail Toronto, Ontario M1E 4E3	
v. Mr. J. Campbell	☒ Director ☐ Officer a. ☐ is a party to a legal action to which the corporation is a party b. ☐ was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. ☐ has contributions to the common expenses that are in arrears for 60 days or more d. ☐ has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act	26-331 Military Trail Toronto, Ontario M1E 4E3	
vi. Mr. G. Hurtault	☒ Director ☒ Officer a. ☐ is a party to a legal action to which the corporation is a party b. ☐ was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. ☐ has contributions to the common expenses that are in arrears for 60 days or more d. ☐ has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Vice-President	59-331 Military Trail Toronto, Ontario M1E 4E3	
vii. Ms C. Elwin	☒ Director ☐ Officer a. ☐ is a party to a legal action to which the corporation is a party b. ☐ was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. ☐ has contributions to the common expenses that are in arrears for 60 days or more d. ☐ has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act	4-331 Military Trail Toronto, Ontario M1E 4E3	

3. Insurance information about the corporation

The corporation has obtained and maintained all of the insurance required by the *Condominium Act, 1998* or that is otherwise legally required, at all times during the current fiscal year.

☒ Yes ☐ No

If an owner, a lessee of an owner or a person residing in the owner's unit causes damage to the condo property, the condo corporation may be required to add the cost of repairing the damage or the deductible limit of the corporation's required insurance policy, whichever is less, to the owner's common expenses, or the corporation may seek to recover the amount from the owner in another manner. This could be affected by a by-law the corporation may have passed under s. 56 (1)(i) of the *Condominium Act, 1998*.

Complete the following information for each insurance policy of the corporation:

Insurance Policy (Instruction: Provide a brief description)	Deductible (Instruction: Provide a brief description of the deductible and the amount of the deductible)	With respect to this deductible, the maximum amount that could be added to an owner's common expenses under s. 105 (2) of the <i>Condominium Act, 1998</i> or as a result of a by-law passed under s. 56 (1) (i) of the Act.
i. Standard Condominium Package by Echelon General Insurance Company	1,000.00 deductible	

The Corporation has obtained and maintained the insurance policy described in section 39 of the *Condominium Act, 1998*

☒ Yes ☐ No

The Corporation has obtained and maintained the insurance policy described in section 99 of the *Condominium Act, 1998*

☒ Yes ☐ No

The Corporation has obtained and maintained the insurance policy described in section 102 of the *Condominium Act, 1998*

☒ Yes ☐ No

The corporation has or had a legal obligation to maintain insurance, aside from the insurance described in section 39, 99, and 102, at any time during the fiscal year

☒ Yes ☐ No

Information about the "standard unit"

☒ The standard unit is described in a by-law made under s. 56 (1) (h) of the *Condominium Act, 1998*

► The bylaw number is 15

☐ The standard unit is not described in a bylaw made under s. 56 (1) (h) of the *Condominium Act, 1998*

If the standard unit is not described under s. 56 (1) (h) of the *Condominium Act, 1998* the corporation may have a schedule, referred to in s. 43(5)(h) of the *Condominium Act, 1998* setting out what constitutes a standard unit

☐ A certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed with this information certificate.

If no certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed, then an explanation may be provided here

Certificate of Insurance is provided on Condominium web site ycc84.ca

4. Financial information about the corporation

Budget

The budget of the corporation for the current fiscal is accurate and may result in:

☐ a surplus of: _____

☐ a deficit of: _____

☒ neither a surplus nor a deficit

Reserve Fund

The balance in the reserve fund
\$862,607.00

Date (yyyy/mm/dd) (the last day of the quarter to which the information certificate relates)
2020/11/30

The balance of the reserve fund at the beginning of the current fiscal year was:
\$954,642.00

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:
\$65,000.00

The anticipated expenditures to be made from the reserve fund in the current fiscal year, in accordance with the corporation's budget, amount to:

Description of expenditure	Amount
i.	

The current plans, if any, to increase the reserve fund under a plan proposed by the board under subsection 94(8) of the *Condominium Act, 1998* for future funding of the reserve fund are

The corporation has an outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*:

☐ Yes ☒ No

5. Legal actions relating to the corporation

The corporation is currently a party to a legal action:

☒ Yes ☐ No

If Yes, ▼

1. Style of Cause or Case name	Status in arbitration
Damages to common element	

There are damages, compensation or costs claimed by the corporation in this legal action: ☐ Yes ☐ No

There are damages, compensation or costs claimed against the corporation in this legal action: ☐ Yes ☐ No

An insurer under an insurance policy of the corporation: (Please select one that applies)

☐ 1. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is covered by the policy;

☐ 2. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is not covered by the policy;

☐ 3. has not provided information to the corporation whether or not any portion of the damages, compensation or costs claimed against the corporation is covered;

The corporation has made a claim under an insurance policy in respect of the damages, compensation or costs claimed against the corporation: ☐ Yes ☐ No

An insurer has informed the corporation whether any portion of the legal costs or expenses incurred by the corporation in connection with this legal action are covered by an insurance policy: ☐ Yes ☐ No

The corporation has made a claim under an insurance policy in respect of any portion of the legal costs or expenses incurred by the corporation in connection with this legal action: ☐ Yes ☐ No

6. Outstanding judgements relating to the corporation

The corporation currently has outstanding judgments against it:

☐ Yes ☒ No

7. Disclosure information from directors of the corporation

☐ Copies of statements and information provided to the board during the current fiscal year under section 11.10 of O. Reg. 48/01 under the *Condominium Act, 1998* are enclosed with this information certificate

8. Compliance information about the corporation

The corporation has complied with all returns obligations, if any, under Part II.1 of the *Condominium Act, 1998* during the current fiscal year:

☒ Yes ☐ No

The corporation complied with its assessment fee obligations, if any, under s. 1.30 (6) of the *Condominium Act, 1998* during the current fiscal year:

☒ Yes ☐ No

A copy of any compliance order made by a Registrar directing the corporation, or a director or officer of the corporation, to comply with subsection 1.30(6), any provision of Part II.1 or subsection 132 (9) of the *Condominium Act, 1998*, is enclosed with this certificate, unless the corporation, director or officer of the corporation, has taken the required steps for a hearing by the License Appeal Tribunal in respect of the compliance order, under section 134.1 of the *Condominium Act, 1998*.

☐ Yes ☒ Not applicable

9. Other information about the corporation that is required by a corporation's by-laws

☒ Not applicable

☐ A by-law of the corporation requires additional information to be included with this certificate. The additional information required by the by-law is included below, or is enclosed with this certificate as a separate document.

Note for common elements condominium corporations: If your corporation is a common elements condominium corporation, all references in this form to "unit(s)" should be read as references to "common interest(s) in the corporation," and all references to "unit owner(s)" should be read as references to "the owner(s) of a common interest in the corporation".

Dated this 11 day of January, 2021
day of month month year