

Status Certificate
Under subsection 76(1) of the Condominium Act, 1998
Peel Standard Condominium Corporation No. 834

Peel Standard Condominium Corporation No. 834 (known as the 'Corporation') certifies that as of the date of this certificate

June 20, 2016

General Information Concerning the Corporation:

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| 1. Mailing Address: | Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |
| 2. Address for service: | Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |
| 3. Name & Address of Property Manager: | Kristy LaMonday, Larlyn Property Management Ltd.
Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |
| 4. Telephone Number: | 905-232-0502 |

The directors and officers of the Corporation are:

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|----------------|---------------------|--|
| Adrian Librojo | President/Treasurer | Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |
| Juan Santos | Vice-President | Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |
| Vince Carino | Secretary | Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |
| Harpal Sandhu | Director | Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |
| Howard Koh | Director | Unit 20, 7370 Bramalea Road, Mississauga, ON L5S 1N6 |

Common Expenses

5. The owner of Unit 01, Level 11 (Unit 1101), Unit 12, Level B (Parking PB 124), Unit 247, Level B (Locker LB 212) 388 Prince of Wales Drive, Mississauga of Peel Standard Condominium Plan No.834, registered in the Land Registry Office for the Land Titles (or Registry) Division of Peel (No 834) is not in default of the payment of common expenses provided the payment dated June 1, 2016 is honoured.
6. A payment on account of common expenses for the unit in the amount of \$512.35 is due on July 1, 2016 for the period July 1, 2016 to July 31, 2016. 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 \$0.00 in prepaid common expenses for the unit.
8. There are no amounts that the Condominium Act, 1998 required to be added to the common expenses payable for the unit.

Budget

9. The budget of the Corporation for the current fiscal year is accurate and may result in a surplus or a deficit however, the Corporation has no control over any as yet unannounced increases in utility rates, increased labour and material costs, and any other cost factors which are beyond the normal budgetary controls of the Corporation. NOTE: The Corporation's fiscal year end is August 31st.
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 or the Corporation's operating fund or for any other purpose.



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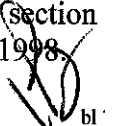
12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit except that the Corporation has recently discovered construction deficiencies relating to the Exterior Insulation Finish System (EIFS) that have been reviewed by the Corporation's engineers and that are being further inspected, reviewed and assessed, with a view to confirming the extent and nature of the deficiencies and appropriate repair options, as well as responsibilities for the construction deficiencies and the related costs in effort to resolve the matter. Accordingly, the Corporation does not currently know whether the construction deficiencies may result in an increase in the common expenses for the unit or not, subject to the results of the aforesaid engineering review and possible assumption of responsibility by a party/ies other than the Corporation, either in whole or in part. In effort to protect the Corporations' interests it has entered into an agreement to suspend the further running of any limitation period from March 2, 2015, while the Corporation's engineers inspect, review and assess the matter.

Reserve Fund

13. The Corporation's reserve fund amounts to approximately \$2,436,961.40 as of April 30, 2016.
14. The most recent reserve fund study conducted by the board was a Class 3 Reserve Fund Study without a site visit dated November 2013 and prepared by Belanger Engineering.
15. N/A – The notice has been sent to all Owners in accordance with *the Condominium Act, 1998*.
16. The board sent to the owners a Notice of Future Funding dated November 8th, 2013 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 the notice.
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 for the increases in the contribution to the reserve fund as set out in the Contribution Table in the Notice of Future Funding (a copy of which forms part of this certificate).

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. Please refer to paragraph 12 above.
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.

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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 addition, alterations or improvements made to common elements by the unit owner.

Leasing of Units

24. The Corporation has received notice under Section 83 of the Condominium Act, 1998 that two hundred and one (201) 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.

Insurance

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

Phased condominium corporations

27. Not applicable
28. Not applicable

Vacant land condominium corporations

29. Not applicable

Leasehold condominium corporations

30. Not applicable
31. Not applicable
32. Not applicable

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, its last annual audited financial statements and the auditors report on the statements
 - c. A list of all current agreements mentioned in section 111, 112 or 113 of the Condominium Act, 1998 and all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit.



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Larlyn Property Management Ltd.
Advance Repair and Maintenance
Johnson Control
Results Fitness Lifestyle Inc.
City & Country Pest Control

ThyssenKrupp Elevator(Canada) Ltd.
Honeywell Ltd.
Pennine Security Solutions
A.D. Richmond Fire
Briscott Landscaping & Maintenance

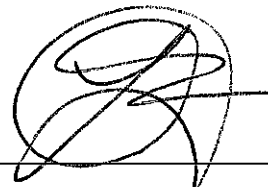
- d. A certificate or memorandum of insurance for each of the current insurance policies
- e. Pre-authorized funds transfer agreement
- f. Form to confirm completion of sale and provide mortgage information
- g. A copy of a notice dated November 8, 2013 containing a summary of the reserve fund study, 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.

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 (3) above:
- a. Upon receiving 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 certificate, or an agent of the person duly authorized in writing, to examine the agreements listed in subparagraph 33(3c) 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.

Dated this 20th day of June 2016

Peel Standard Condominium Corporation No. 834



(signature)

Leza Blair RCM, CRP, Regional Manager
I have the authority to bind the Corporation

NOTES:

- Purchasers or their solicitors are required to notify the Corporation, in writing, at its current mailing address, of the new owner(s) name and address for service immediately following the completion of the transfer in title. The Corporation's records will not be changed until such written communications from the Corporation will be sent only to the person(s) appearing in the Corporation Records as the unit owner(s).
- Owners must comply with the Condominium Act, 1998 and the Declaration, By-Laws and Rules of the Condominium.
- The Corporation is under a duty to inspect the unit or common elements for the purpose of providing a status certificate.



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- It is the responsibility of unit purchasers from time to time to satisfy themselves as to any additions, deletions, alterations, improvements or modifications that may have been made to the unit without proper authorization and approval, where such authorization and approval is required, as they may be required to restore the unit to its original condition at their own expense.
- Visitors' parking is for the use of visitors only.
- It is the responsibility of the unit purchasers from time to time to satisfy themselves that smoke alarms/detectors and carbon monoxide detectors are in place and functioning, as per the Ontario Fire Code (2.13.2.3 – smoke alarms) and the Ontario Building Code (9.33.4.2 – carbon monoxide detectors).
- 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 purposes other than those specified in Section 76 not in contravention of the Personal Information and Electronic Documents Act (PIPEDA).