

SUMMER 2023 NADLAN-HARRIS PROPERTY MANAGEMENT INC. NEWSLETTER

COMPANY NEWS

*We encourage all residents to log into your community website and use the fantastic features. It is a great way of connecting with the community. **NEW features such as mobile access and consent to receive electronic communication have been implemented. The platform will allow Nadlan- Harris Property Management Inc. to facilitate better communication, increase efficiency***

MESSAGE FROM THE PRESIDENT

Dear Board of Directors,

Welcome, to our Summer 2023 newsletter. Here comes the sun, the heat and the list of things to do this summer. So, let's get out there and enjoy the outdoors to the utmost and be safe.

In turn, we are consolidating our efforts, position and learnings, and we are earnestly looking forward to how we can improve ourselves even more for our clients.



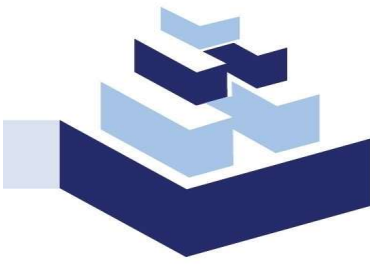
Please take some time to read through our summer issue and enjoy the articles we have chosen for you.

HAVE A Great SUMMER!

Sincerely,

Liron Daniels, President

R.C.M., P.P.L., B.E.S., O.L.C.M., C.P.M

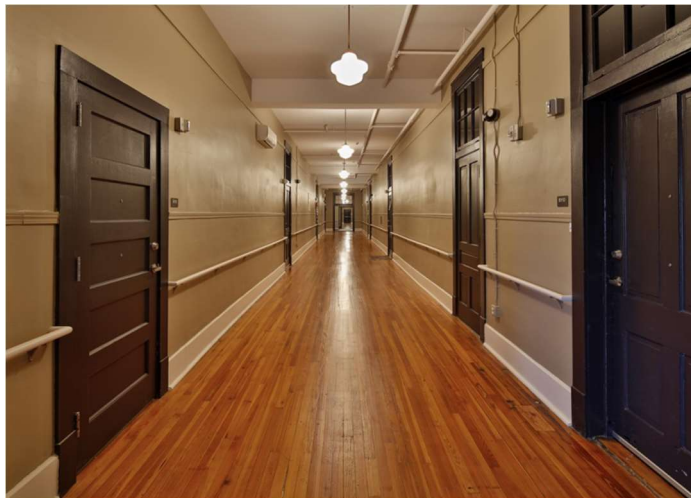


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THE FRONT DOOR¹

AN ESSENTIAL LIFE SAFETY DEVICE

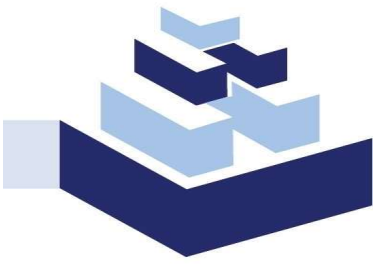


The door is a barrier at the entrance to a building, room or vehicle providing protection for those inside. Locks and security systems are enhancements to provide greater protection. Each door in a high-rise community is also a life safety device. Doors are designed to withstand fire for up to 30 minutes. They protect crucial

escape routes if a fire breaks out. A door with defects in it or the frame can prevent it from closing or closing properly which allows fire and smoke to spread from one space to another – such as from a unit to a hallway – which increases the risk to life and property damage.

Unit doors should remain closed except when someone is entering or exiting. Keeping a door open for extended periods – to air out a unit including allowing

¹ <https://tocondonews.com/>



cooking odours or smoke to escape to a hallway – is a hazard to all building residents. Condominium management is expected to ensure unit doors don't remain open for extended periods as part of their basic fire safety efforts. Doors are designed to limit smoke spread in corridors and hallways. Each corridor and hallway are required to have at least two directions of escape with more than 12 meters in length between the exits. Longer corridors and hallways may be divided in the middle third of the corridor with a wall or screen that provides at least 30 minutes of fire resistance.

During a fire emergency, effects of a closed door include:

- Reduced smoke, temperature and fire damage in the closed room
- Increased oxygen, survivability and escape times in the closed room
- Decreased oxygen to a fire area and decreased heat release rate
- Slower fire growth

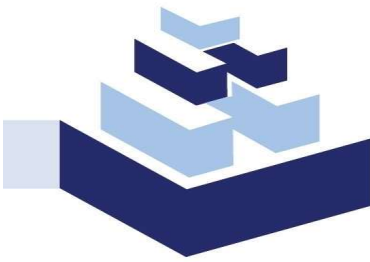
A closed door reduces the likelihood fire or smoke will escape to a hallway or other units. Residents in other units have more time to escape a fire and reduced risk of succumbing to fire or smoke.

CONDENSATION IN YOUR HIGH-RISE HOME²

High-rise residents contend with frost buildup and fog on windows, water running down glass and window frames, and staining and mould on ceilings or walls. There may also be wetness within exterior walls and deterioration of wood.

If your building suffers from pinhole and other water leaks, this contributes to these visible indicators of internal moisture.

² <https://tocondonews.com/>



The problem is excessive water vapour in the air of your home. Conversely, you may notice static electricity buildup, cracking furniture, or dry or scratchy throats which result from too little water vapour in the air.

Excessive or too little moisture in the air can be corrected.

Condensation problems occur because air holds a limited amount of water vapour. This amount varies with temperature such that cold air holds less water than warm air. Surface condensation results when there is excessive water vapour in the air. Air cooled when exposed to cold surfaces will retain less water vapour and leave some behind when in contact with glass or walls.

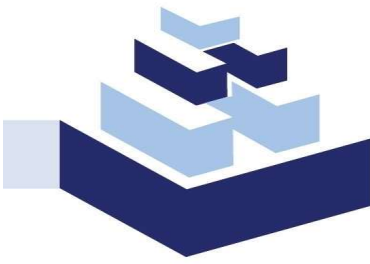


This surface condensation which is visible on windows, walls, ceilings and floors results from high building humidity. Air movement and moisture in the building is impacted by the building envelope and vapour barrier that prevents moisture from entering walls and ceilings from outside, and your HVAC system.

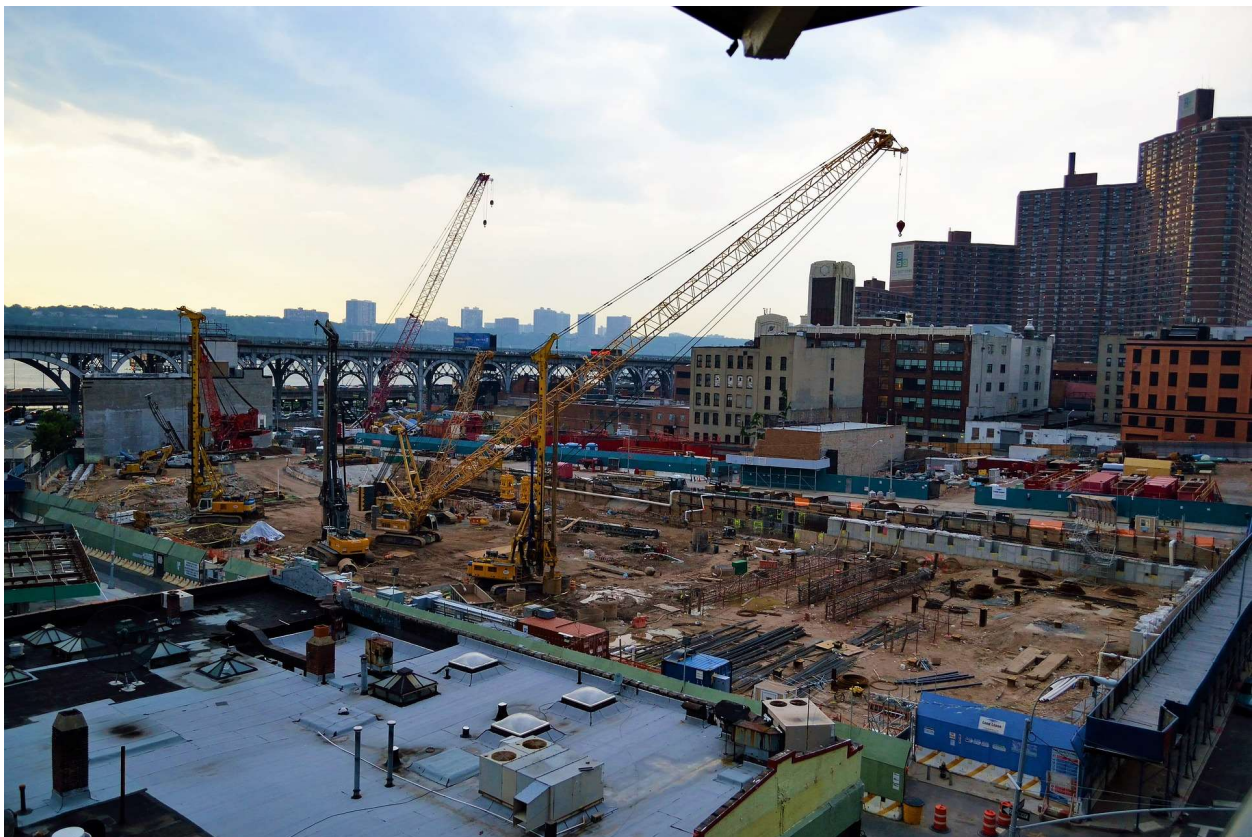


Household activities such as bathing and showering, washing clothes and dishes, and cooking all contribute to internal moisture as do plants and pets. High humidity is a greater problem in high-rise communities with a more secure air barrier intended to make the home more airtight. There is less air leakage, which is good, and higher indoor humidity.

Solutions to moisture and condensation in a high-rise community are complex. Water leaks can be reduced or prevented by following a proper regimen of protecting and repairing pipes. Water detection systems help identify where water is accumulating so problems can be more quickly addressed. HVAC companies can ensure systems for managing air flow are operating properly.

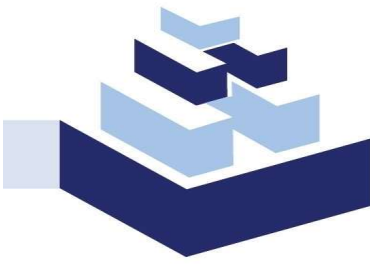


³The Prohibition on the Purchase of Residential Property by Non-Canadians Act – What You Need to Know



In an effort to calm housing prices and increase affordability, Parliament passed the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* (the “Act”), which comes into force on January 1, 2023.

³ <https://www.lashcondolaw.com/the-prohibition-on-the-purchase-of-residential-property-by-non-canadians-act-what-you-need-to-know/>



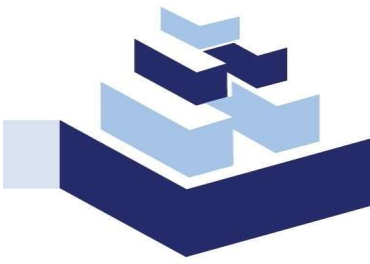
The Act creates a prohibition on non-Canadians from directly or indirectly purchasing residential property, including condominium units and detached or semi detached houses, for a period of two years, subject to a number of exceptions set out in Section 4(2) of the Act. Specifically, the prohibition does not apply to:

- A temporary resident within the meaning of the Immigration and Refugee Protection Act who satisfies prescribed conditions.
- A protected person within the meaning of subsection 95(2) of that Act.
- An individual who is a non-Canadian and who purchases residential property in Canada with their spouse or common-law partner if the spouse or common-law partner is a Canadian citizen, person registered as an Indian under the Indian Act, permanent resident or person referred to in paragraph (a) or (b).
- A person of a prescribed class of persons.

Regulations to accompany the Act have not yet been released, so it is not clear at the time of writing who would be encompassed in a “prescribed class of persons” under Section 4(2) set out above.

Section 4(5) of the Act specifically provides that the prohibition does not apply if a non-Canadian “*becomes liable or assumes liability under an agreement of purchase and sale of the residential property before the day on which this Act comes into force.*” We interpret this language to mean that the prohibition does not apply to any non-Canadian who enters into an agreement of purchase and sale for residential property prior to December 31, 2022.

Developers and vendors should be aware of the impending prohibition, as well as the penalties associated with non-compliance, including against those who induce, aid or abet, or attempt to induce, aid or abet a non-Canadian into purchase of residential real estate, which penalty may be a fine of up to \$10,000 and a court order to sell the property.



Developers in particular may want to consider including certain provisions in future agreements of purchase and sale so as to demonstrate that they have undertaken a reasonable inquiry into whether the purchaser is a non-Canadian under the Act.










The regulations to the Act are expected to be released in the coming months, which will identify specific details that speak to the scope of the Act, including defining the prescribed class of persons exempt from the prohibition, the prescribed circumstances in which the prohibition does not apply, as well as prescribed property that may be included in the definition of *residential property* under the Act. Once released, we will issue a follow up post in order to identify key details identified in the regulations, or changes to our original opinion, if any, as set out herein.

PRESENTING A NEW RESOURCE JUST FOR YOU!⁴

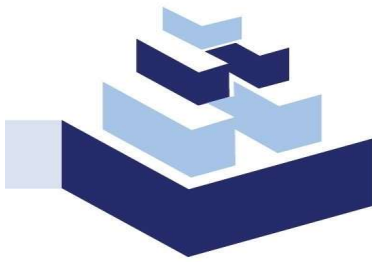
WHAT CONDO OWNERSHIP IS ALL ABOUT!

Intro to condo living

Condo living expectations

 What to love	 What to be aware of
 Predict monthly home expenses	 You may not always agree with your board
 Likely to reduce your daily home maintenance effort – no shovelling or mowing the lawn!	 Share in the upkeep of the community through <u>condo fees</u>
 Volunteer to join your condo board and shape your community	 Pay any special assessments
 Enjoy amenities and services like swimming pools, gyms, communal outdoor areas, party rooms, if available	 Resolve normal condo living issues like noise and odour collaboratively
	 Comply with your condo's governing documents, which may place restrictions on short-term rentals, parking, pets, etc.

⁴ <https://www.condoauthorityontario.ca/>



The Condo Authority is pleased to unveil a brand-new resource – the Condo Owners' Guide!

This comprehensive document contains information for owners on their rights, obligations, condo governance, fees, finances and community participation.

The guide breaks down the legal and governing requirements into easy-to-understand information.

We created this guide to help owners make the most out of condo living by understanding how corporations work and how decisions are made.

The guide also provides resources for further reading, and links to legislative requirements, which we encourage you to take advantage of!

Condo ownership comes with benefits and things you should be aware of. You have both rights and responsibilities as a member of a condo community. You may be faced with common condo living issues and should make attempts to solve them collaboratively. You should also be aware of how your board works and how you can be involved.

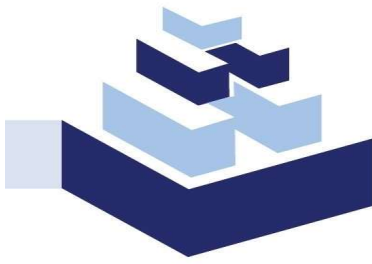
GUEST OR RESIDENTS⁵



Those residing in a high-rise condominium fall into one of three groups.

The owner of a property holds a legal deed. They retain all the rights of ownership and are responsible for all activities occurring in the unit, or in common areas by those with access to the

⁵ <https://tocondonews.com/archives/guest-or-resident/>



unit. A tenant or renter holds a valid leasing agreement with the owner. All others who reside in a unit are guests as the

relationship pertains to the corporation. These are short-term visitors to a unit with stays ranging from hours to, typically, a limited number of days.

An “undocumented tenant” is a guest who never seems to leave and acts as a de facto resident. They may claim the right to access amenities, utilize secure parking areas or have building-wide access through use of a key or electronic fob provided to them by the owner. An “undocumented tenant” is an undesirable. The corporation has no rights to act directly against them when in violation of rules or the declaration and must work through the owner.

The unit owner is the only responsible party for actions taken by tenants or guests of the unit. To fight against misuse of guest access, communities may implement a single-family rule, restrict total unit occupancy, or limit the number of days a guest may be allowed. These restrictions help prevent overcrowding. It helps prevent the corporation and its owners from being responsible for the higher costs associated with increased occupancy or non-resident use.

AMENDMENTS TO THE CONDO ACT – 2023⁶



Amendments to the Condo Act have been proposed which pertain to virtual meetings and electronic

⁶ <https://tocondonews.com/>



Virtual and hybrid meetings will be allowed without requiring condominium corporations to pass a by-law for this purpose. Owners and mortgagees will no longer be required to submit an Agreement to Receive Electronic Notices before a condominium corporation can send them e-mail communications.

It will be assumed that providing an e-mail address is sufficient authorization. Those desiring paper communications will be required to make a specific request. The Record of Owners and Mortgagees, which includes addresses for delivering documents and is available to owners on request, would presumably now include e-mail addresses. Anyone casting an electronic vote prior to an owners' meeting will be considered present at the meeting even if they choose not to attend. This makes it easier for condominium corporations to achieve quorum while possibly eliminating any practical reason to require proxies. These changes are expected to be decided on later in 2023.

Condominium



Residential



Commercial



Rental



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AN ACMO 2000 COMPANY



We are a team of dedicated experts, specializing in professional property management of:

- High-Rise/Low-Rise Condominiums
- Residential/Commercial/Industrial
- Town Home Condominiums
- New Condominium Development Consulting
- Customized Community Websites
- Shared Facilities



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