

METRO TORONTO CONDOMINIUM CORPORATION NO. 854
Rules and Regulations

Use of the Common Elements and units shall be subject to the Rules which the Board may make to promote the safety, security, or welfare of the Owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the Common Elements and of other units.

Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit Owners and occupants, their families, guests, visitors, servants or agents.

The following rules shall be observed by the Owners and **the term “Owner” shall include the Owner or any other person occupying the unit with the Owner’s approval.** This shall include their tenants, families, guests, visitors, servants and agents.

Common Elements include common elements to which an Owner

- Has exclusive use, e.g. balconies and patios; and
- Those which are shared with other Owners e.g. courtyard, front entranceways, and garage.

Common Elements are defined in the Corporation’s declaration.

A. GENERAL RULES

1. No Owner shall do or permit anything to be done in the unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any buildings, or on property kept therein, or obstruct or interfere with the rights of other Owners, or in any way injure them, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the condominium corporation or any Owner or conflict with any of the rules or ordinances of the Board of Health or with any statute or municipal by-law.
2. No noise caused by any instrument or other device, or otherwise, which in the opinion of the Board may be deemed or determined to disturb the comfort of the other Owners, shall be permitted. Owners shall not create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the Board or the Manager, may or does disturb the comfort or quiet enjoyment of the units or Common Elements by other Owners.

3. The washrooms, water closets and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or any other substance shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the Owner who causes such damage.
4. Water shall not be left running unless in actual use.
5. No sign, advertisements or notices shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or Common Elements whatsoever, without the prior written consent of the Board. Real estate signs offering a unit for sale with dimensions not exceeding 2 feet by 3 feet shall be permitted to be placed on the inside of one window of the unit only. Political party advertising during election campaigns is permitted in unit windows, but prohibited from Common Elements.
6. No television antenna, aerial, tower, satellite dish, or similar structure or apparatus shall be erected on or fastened to any unit.
7. All Owners must observe strict care not to allow their windows to remain open so as to admit rain or snow.
8. The Owners shall keep the premises in a proper state of cleanliness.
9. No Owner shall permit an infestation of pests, insects, vermin or rodents to exist at any time in the Unit or adjacent Common Elements. Each Owner shall immediately report to the Manager all incidents of pests, insects, vermin or rodents and all Owners shall fully cooperate with the Manager to provide access to each Unit for the purpose of conducting a program to eliminate any infestation of pests, insects, vermin or rodents.
10. No stores of coal or any combustible or offensive goods, provisions or other materials except for cleaning fluids in small quantities, shall be kept upon or within the residential premises or storage locker if such storage would increase the risk of fire in the building.
11. No heavy furniture shall be moved over floors of the units in any manner which disturbs the quiet enjoyment of another unit by its Owner or occupant.

12. All owners are required to provide Management with up-to-date contact information, including telephone number(s) and e-mail addresses. Management must be advised within 7 days of any changes.

B. COMMON ELEMENTS

1. The sidewalks, entry, passageways, walkways and driveways used in common by the Owners shall not be obstructed by any of the Owners or used by them for any purpose other than for ingress and egress to and from their respective units.
2. No fencing or landscaping shall be installed by any Owner on any part of the Common Elements.
3. No Owner shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds. No one shall plant new shrubs, hedges or trees anywhere upon the Common Elements without the prior written approval of the Board.
4. The Owner shall not place, leave or permit to be placed or left in or upon the Common Elements, any debris, refuse or garbage except on days designated by the City of Toronto as garbage pick-up days. Garbage must be properly bagged, and tagged if required, as required by the City of Toronto.
 - (a): The owner shall dispose of garbage in black or green opaque bags and recycling in clear or blue transparent bags. Green bins shall be used for organic waste.
 - (b): The owner shall clearly label his/her green bin with the unit number.
 - (c): Green bins, and any garbage which has not been collected by the City of Toronto, must be returned to the unit within 24 hours after City collection.
5. Bicycles are not permitted to be left against, or in any way attached to, perimeter fencing.
6. No Garburators shall be installed in any Residential unit as per the current city laws.
7. No Owner shall overload existing electrical circuits in the Unit and shall not alter in any way the amperage of the existing circuit breakers in the unit.

8. Units shall be used only for such purposes as provided for in the Corporation's Declaration and as hereinafter provided. No unlawful use shall be made of any unit. All municipal and other zoning ordinances, laws, rules and regulations of all government regulatory agencies shall be strictly observed.

C. PETS

1. No animal, livestock or fowl other than pets shall be kept on the property and no pet that is deemed by the Board, in its absolute discretion, to be a nuisance shall be kept by an Owner of any unit in a unit or in any other part of the property. Any Owner who keeps a pet on the property or any part thereof which is deemed a nuisance shall within two weeks of the receipt of a written notice from the Board requesting the removal of such pet, permanently remove such pet from the property. A pet shall be kept within the unit or within the exclusive parts of the Common Elements of such unit.
2. All pets shall be on a leash at all times on the Corporation's Common Elements, including the Courtyard.
3. City of Toronto By-Law(s) regarding pick-up of pet waste shall be adhered to at all times.
4. No Owner may feed pets, birds or squirrels on the Common Elements, including on exclusive use Common Elements such as decks.

D. PARKING AND VEHICLES

1. No motor vehicle parked upon any Common Elements shall exceed a height of 1.85 metres. Only one motor vehicle may be parked in a parking space at any time, with the exception of motorcycles, which may be parked behind an automobile. At no time shall any vehicle be parked or left in such a manner that any part of it projects beyond the boundaries of the parking space.
2. No vehicles, equipment or machinery, other than motor vehicles shall be parked or left on any part of the Common Elements (including any part thereof, of which any Owner may have the exclusive use) nor shall any repairs be made to such motor vehicle on the Common Elements. No motor vehicle shall be driven or parked on any part of the Common Elements other than on a driveway or parking area designated for parking by the Board. Owners are advised that the Corporation may enforce parking by-

3. No parking areas shall be used for storage purposes.
4. Upon seventy-two (72) hours' written notice from the Manager, the Owner of the motor vehicle which is not deemed to be road-worthy shall be required to either remove or attend to the motor vehicle as required and directed by the Manager, in default of which the motor vehicle shall be removed from the property and stored at the expense of the Owner.
5. Motorcycles must be operated in a manner so as not to disturb the other Owners.
6. No person shall park or use a motor vehicle in contravention of these Rules, otherwise such person shall be liable to pay the corporation's cost of enforcing the rule as set out in rule I or to have the motor vehicle towed from the property in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses caused to such motor vehicle or to the Owner thereof.
7. Bicycles are permitted to be parked in an Owner's parking spot, provided that it is wholly contained within the parking spot.

E. TENANCY OCCUPANCY

1. No Units shall be occupied under a lease unless, prior to the tenant being permitted to occupy the unit, the Owner shall have delivered to the Corporation a completed Tenant Information Form in accordance with Schedule 1 attached hereto a duly executed Tenant's Undertaking and Acknowledgement in accordance with Schedule 2 attached hereto and an executed copy of the Application/Offer to Lease and the Lease itself.
2. In the event that the Owner fails to provide the foregoing documentation in compliance with paragraph (a) above prior to the commencement date of the tenancy, and in compliance with Section 83 of the Condominium Act (the "Act"), any person or persons intending to reside in the Owner's unit shall be deemed a trespasser by the Corporation until and unless such person or persons and the Owner comply with the within rules and with the Act.

3. Within seven (7) days of ceasing to rent the unit (or within seven (7) days of being advised that the tenant has vacated or abandoned the unit, as the case may be), the Owner shall notify the Corporation in writing that the unit is no longer rented.
4. The foregoing documentation shall be supplied promptly and without charge to and upon request for same by the Corporation.
5. No Owner shall allow a tenant to sublet or assign the unit to another tenant.
6. All Owners shall be responsible for any damage or additional maintenance to the Common Elements caused by their tenants and will be assessed and charged back for all such expenses.
7. During the period of occupancy by the tenant, the Owner shall have no right of use of any part of the Common Elements unless required for inspections.
8. Owners are responsible for providing management with up-to-date contact information of tenant(s). Management must be advised of any changes within 7 days.
9. Continued violation of the rules by a tenant will require the Corporation to ask the owner of the unit to terminate the lease. If any owner fails to take the necessary steps to terminate the lease the Corporation will seek to do so under section 134 of the Condominium Act. If the corporation is successful in its actions to terminate the lease it will seek recovery of its full legal and other costs from the owner and/or tenant.

F. BALCONIES, PATIOS AND EXCLUSIVE USE AREAS

1. No permanently fixed awnings, shades, screens, or enclosures shall be erected over or outside of the windows, porches, decks, terraces, balconies or patios without the prior written consent of the Board. Movable awnings, shades, screens, or enclosures are permitted, provided that they are removed when not in use.
2. No window air conditioners are permitted to be installed.
3. No permanent fixtures for the hanging or drying of clothes are allowed to be attached to or placed on the Common Elements or

exclusive Common Elements. Movable drying racks are permitted, provided that they are removed when not in use.

4. Balconies, patios and exclusive use areas shall not be used for the storage of any goods or materials. Only seasonal furniture or authorized garbage and/or recycling receptacles are allowed on balconies, terraces and exclusive use areas. All such items shall be safely secured in order to prevent such items from being blown off the balcony, terrace, patio or exclusive use areas by high winds.
5. No fencing or landscaping shall be installed on any part of the Common Elements over which any Owner has the exclusive use thereof without the prior written approval of the Board.
6. No Owner shall do or permit anything to be done on a balcony, patio, terrace, or exclusive use area which does or may unreasonably disturb, annoy or interfere with the comfort and/or quiet enjoyment of the units and/or Common Elements by other Owners. Gas or propane barbeques are permitted on the unit Owner's deck and patio. Charcoal barbeques are not permitted. Barbeques are not permitted in the courtyard, except as authorized by the Board of Directors for community events.
7. A single gas canister or propane tank is permitted to be stored on the deck.
8. Barbeques must be maintained to minimize risk of damage or injury. Gas lines and burners must be cleaned and inspected regularly.

G. MOVING

1. The Owner will be held responsible for any damage to the Condominium caused by moving furniture and/or contents in or out of the said premises.
2. Except with prior written authorization of the Board, moving and deliveries shall be permitted only between the hours of 8:00 am and 6:00 pm Monday to Friday and 10:00 am to 6:00 pm on Saturdays and Sundays. Moving and deliveries are not permitted on Statutory Holidays.

H. RENOVATION

1. Renovations may only be carried out between 8:00 am and 6:00 pm, Monday to Friday and 9:00am to 6:00 pm on Saturdays and Sundays. Major or noisy construction or renovations are not permitted on Statutory Holidays.
2. Board approval is required for all construction and renovation work in the units, and liability for damaged caused to the common elements or other units will be the Owner's responsibility. No Owner shall make any major plumbing, electrical, mechanical or structural alteration in or to the unit without the prior written consent of the Board. Changes to flooring must include appropriate noise-reduction technology and is not permitted without the prior written consent of the Board.
3. No Contractor, trade or service personnel may or shall enter upon the property to perform any work on services in or about any unit (including an "exclusive use" Common Element area) that may or will affect the Common Elements or common building services unless such persons or firms are approved by, or employed directly by the Condominium Corporation.

I. ENFORCEMENT

1. The Board has instructed the Property Manager to notify Owners of any infraction of the rule. It is not required that an Owner file a complaint prior to the Property Manager taking any action, but without written notice of and details concerning an infraction, enforcement actions may be prejudiced.
2. Any loss, cost or damages incurred by the Condominium Corporation by reason of a breach of any rules and regulations in force from time to time by any Owner shall be borne by such Owner and may be recovered by the Condominium Corporation against such Owner in the same manner as common expenses. All legal costs including for the first notice from the Corporation's legal counsel and all subsequent steps necessary to obtain full compliance are included in the foregoing. If necessary, the Corporation's legal counsel shall be instructed to take all necessary steps to collect moneys owing for the Corporation's legal fees as well as any other costs incurred in correcting the problem. Where appropriate and permitted by law these steps may include placing a lien on an Owner's unit, and noting any default in payment in a status certificate.

J. MAKING OF RULES

1. The Corporation shall have the right to make such other and further reasonable rules and regulations as in its judgment may from time to time be needful for the safety and cleanliness of the premises and for the preservation of good order therein, and the same shall be kept and observed by the Owners. Notification of changes to Rules must be made in accordance with current condominium legislation in force in the province of Ontario.