

CONDO-VIRUS (EPISODE 4)

SHARING KNOWLEDGE
TO FLATTEN THE CURVE

April 7, 2020

LEADING INDUSTRY EXPERTS



CRISIS PREVENTION CELL

Speakers	Firm
Rod Escayola	Gowling WLG
Sandy Foulds	Wilson Blanchard
Katherine Gow	ACMO
Graeme MacPherson	Gowling WLG
Denise Lash	CAI / Lash Condo Law
David Plotkin	Gowling WLG
Jason Reid	National Life Safety Group

AGENDA

Topic	Speaker
Essential services in Ontario	Legal
Quarantine measures	Legal/Managers
Owners' meetings that cannot wait	Legal/Managers
Life and Safety Tip of the week	National Life Safety Group
How to deal with April's arrears	Legal/Managers
Next Webinar: TUESDAY April 14 @ 5 pm	Organiser

CHANGES TO ESSENTIAL SERVICES IN ONTARIO

Maintenance:

Maintenance, repair and property management services **strictly necessary** to manage and maintain the **safety, security, sanitation and essential operation** of institutional, commercial, industrial and residential properties and buildings.

CHANGES TO ESSENTIAL SERVICES IN ONTARIO

Security:

#6 Security services for residences, businesses and other properties.

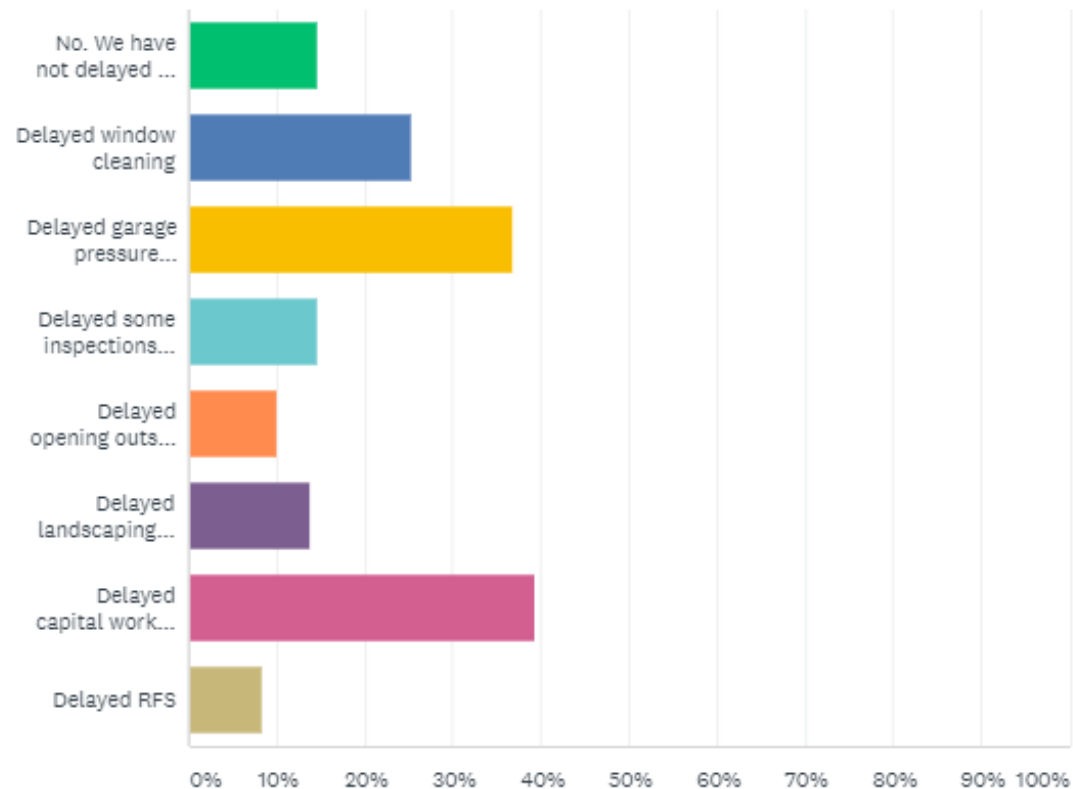
CHANGES TO ESSENTIAL SERVICES IN ONTARIO

Construction:

Residential construction projects where,

- a footing permit has been granted for single family, semi-detached and townhomes
- an **above grade structural permit** has been granted for **condominiums**, mixed use and other buildings, or
- the project involves **renovations to residential properties** and construction **work was started before April 4, 2020.**

HAVE YOU DELAYED (OR ARE PLANNING TO DELAY) WORK?



CHANGES TO ESSENTIAL SERVICES IN ONTARIO

Short-term rentals:

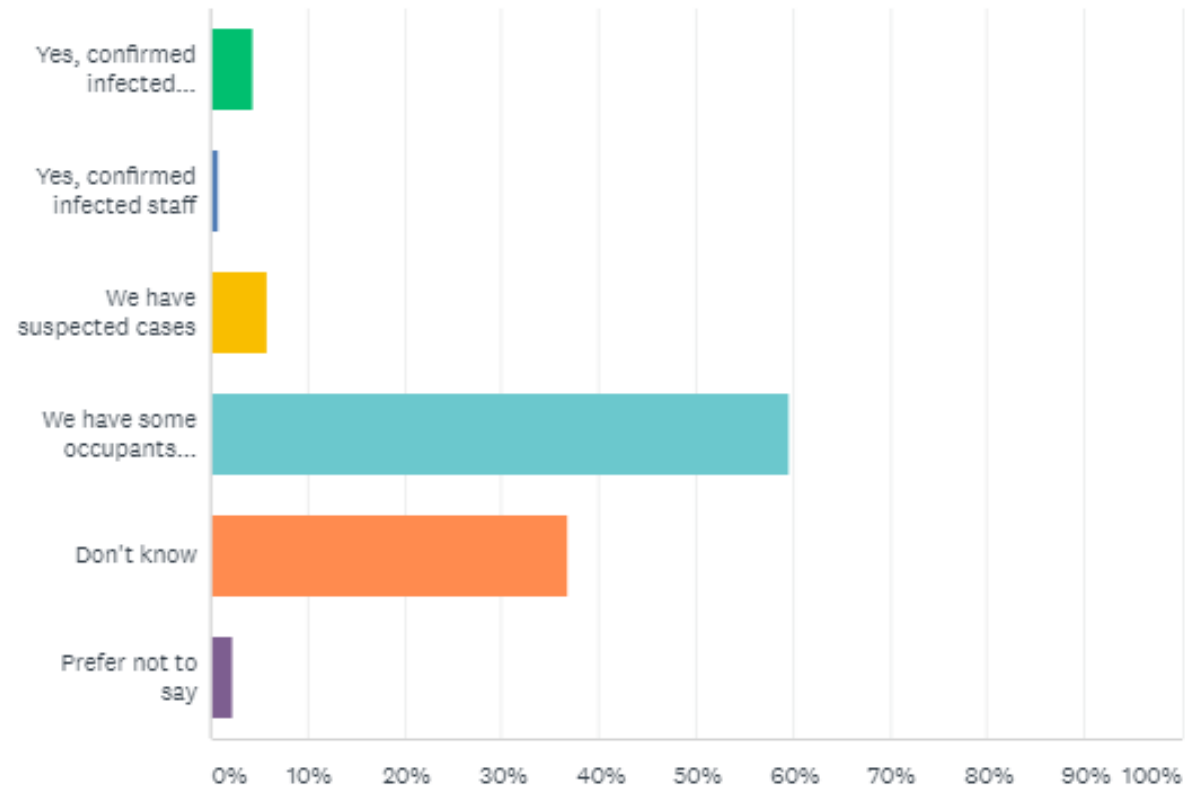
- **Short term rentals**
 1. Every person who provides short term rentals in rental accommodations shall ensure that any rentals booked after April 4, 2020 are only **provided to individuals who are in need of housing during the emergency period**.
 2. Subsection (1) does not apply in respect of hotels, motels and student residences.

CHANGES TO ESSENTIAL SERVICES IN ONTARIO

Open houses:

4. Every person who is responsible for a business that provides real estate agent services shall ensure that the business does not host, provide or support any open house events.

ARE THERE ANY REPORTED COVID-19 CASES IN YOUR CONDO?



THREE LEVELS OF “ISOLATION”

Level 1 – Social Distancing : Changes in your everyday routines to minimize close contact

- avoiding crowded places and non-essential gatherings
- avoiding common greetings, such as handshakes
- limiting contact with people at higher risk like older adults and those in poor health
- keeping a distance of at least 2 arms-length (approximately 2 metres) from others

Level 2 – Self-isolation/Quarantine: For 14 days you need to:

- stay at home and monitor yourself for symptoms, even if mild
- avoid contact with others to help prevent transmission of the virus at the earliest stage of illness
- practise physical (social) distancing in your home and community
- If you develop symptoms, even if mild, stay home and isolate yourself from others. Immediately call a health care professional or your public health authority.

Level 3 – Isolation: Go directly home and stay home for:

- a minimum of 14 days after the onset of your first symptoms of COVID-19 or
- until your local public health authority says you are no longer at risk of spreading the virus.

QUARANTINE ACT

Mandatory self-isolation for 14 days for:

- Any person entering Canada by air, sea or land
- Anyone diagnosed with Covid-19 or awaiting for laboratory test results
- Anyone with Covid-19 symptoms, even if mild
- Anyone who has been in contact with a suspected, probable or confirmed case of Covid-19
- Anyone having been advised to do so by a public health authority

QUARANTINE

- How to deal with returning travelers?
- How to deal with confirmed cases?
- What should you tell owners?
- Who can you report breaches to quarantine / self-distancing?
- Can condos enforce quarantine?

QUARANTINE

- How to deal with :
 - Deliveries?
 - Visitors?
 - Open houses?
 - In suite renos?

OWNERS MEETINGS THAT CANNOT WAIT

- Has the province suspended AGMs
- Can we hold meetings by proxies?
- Can we vote electronically without a bylaw?
- Can we meet by webinar?
- What about director terms expiring?
- What if the board loses quorum?

HOW TO DEAL WITH APRIL'S ARREARS

- To lien or not to lien?
- Lien vs forced collection
- Has the lien process changed?
- Can you give a break to some owners but not to all?

RECURRING QUESTIONS

Answers to some recurring questions

RELIABLE SOURCES OF INFORMATION

- [Gov. of Canada on coronavirus](#)
- [Prov. of Ontario](#)
- [City of Toronto](#)
- [City of Ottawa](#)
- **Your favourite law blog**

NEXT WEBINAR

- **Next tentative webinar :**
TUESDAY, April 14 @ 5pm
- **Info will be posted on [CondoAdviser.ca](https://www.condoadviser.ca)**
- **You will need to register again.**

CONDO ADVISER



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SEE YOU NEXT WEEK !

TUESDAY, APRIL 14 AT 5PM






LEADING INDUSTRY EXPERTS






QUESTIONS?

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