

CONDO-VIRUS (EPISODE 2)

**SHARING KNOWLEDGE
TO FLATTEN THE CURVE**

LEADING INDUSTRY EXPERTS

CRISIS PREVENTION CELL

Speakers	Firm
Brian Antman	Adams & Miles llp
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

AGENDA – MARCH 18

Topic	Speaker
Status update & news	Organiser
Quarantine rules	Legal
Access to the building and the units	Managers/Legal
Short-term rentals and guests suites	Legal/Managers
Collecting fees, special assessments and liens	Legal/Auditor
Audit and budgets during the crisis	Auditor
Q&A	All
Next Webinar	Organiser

ESSENTIAL SERVICES – ONTARIO

Business that provide **support and maintenance service, including urgent repair, to maintain the safety, security, sanitation and essential operation of** institutional, commercial industrial and **residential properties and buildings, including property management services,** plumbers, electricians custodial/janitorial workers, cleaning services, security services, fire safety and sprinkler systems, building systems maintenance and repair technicians and engineers, mechanics (e.g. HVAC, escalator and elevator technicians), and other service providers who provide similar services.

STATUS UPDATE & NOTICES

- **Essential services**
- **Condo Authority of Ontario / Condo Authority Tribunal**
- **ACMO**
- **CCI**
- **CMRAO**
- **CAI**
- **CDG**

ACMO COVID-19 RESPONSE

- ❖ **Events & AGM were postponed** and will be rescheduled
- ❖ ACMO offices are closed and all **employees are working remotely**
- ❖ ACMO **acting as a clearinghouse of information** and resources from credible government sources (**95+ social media posts, 2 weekly newsletters, 6 eblasts to members, 41 newsfeed posts on www.acmo.org/news**)
- ❖ **ACMO webinar** scheduled for **Thursday, March 26th at 3:00 PM**
Register at www.acmo.org/events/calendar

ACMO COVID-19 ADVOCACY

- ❖ Letter to MGCS to consider extending various timelines specified in the Condo Act (e.g. AGMs, Record requests, PICs, ICUs or NOICs, Performance audits, etc.)
- ❖ Letter to CMRAO asking for relief for licensees, re: completing their education, renewal periods and TGL deadlines
- ❖ Letter to Canadian Government requesting association & sector financial support to mitigate COVID-19 impacts

QUARANTINE UPDATE

- **Changes**
- **Protecting staff**
- **Closing amenities**
- **Work in units**
- **Deliveries**
- **Garbage Adjustments**
- **Elevator protocols**

IN SUITE ISOLATION VALVES



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SHORT-TERM RENTALS & GUEST SUITES

- **Guest suites**
- **Short-term rentals**
- **Open houses**
- **Move-ins**

AUDIT & BUDGETS DURING CRISIS

- **RFS**
- **Cash / Cheques**
- **Adjusting Budgets**
- **Saving measures**
- **Borrowing**

ELECTRICAL COSTS: RECENT ONTARIO ANNOUNCEMENT



DOES THIS APPLY TO MY CONDOMINIUM?

- **God is in the details:**
 - The announced rebate only applies to customers on time-of-use billing (TOU). These customers will pay 10.1 cents per kWh any time electricity is used
 - The rate change is because of the Government of Ontario Emergency Order and will remain in place for the duration of the order (currently expected to be 45 days).
 - The 31.8% Ontario Energy Rebate still applies
 - No action is required (if you don't see it on your next bill – depending on the cycle you will receive a credit)
 - Sub-metered suites, billed by the utility will receive this rebate
 - We anticipate that sub-metered suites billed by a private metering company will be treated **the same way the bulk bill is treated**

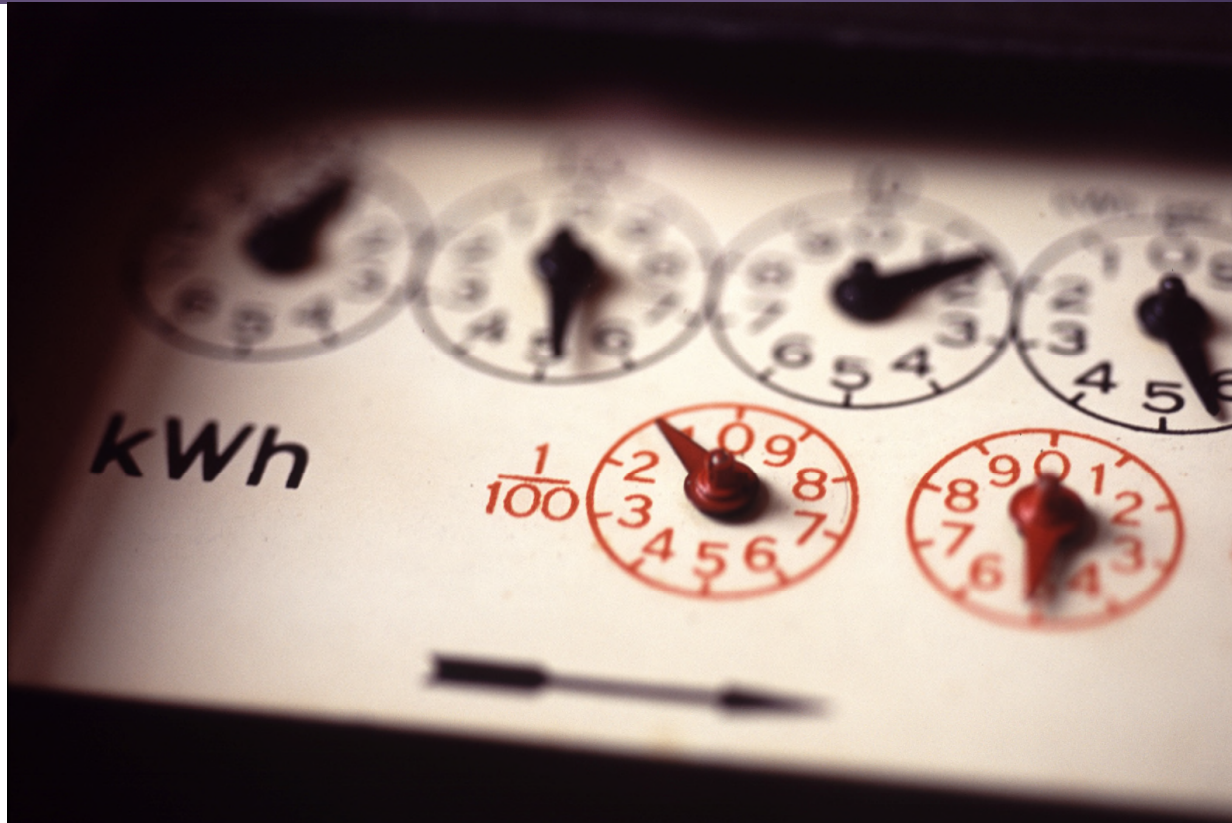
THIS ANNOUNCEMENT DOES NOT APPLY TO HOEP+GA



THIS ANNOUNCEMENT DOES NOT APPLY TO: 2 TIERED: RESIDENTIAL PRICE PROTECTION (RPP)



CAN MY CONDOMINIUM SWITCH TO GET THIS DISCOUNT?



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UNLIKELY...

- **God is in the details:**
 - The corporation would need to have the correct meter to handle time-of-use billing
 - Buildings can only make a switch (provided they have the right kind of meter) after the current billing period has ended (so you'd miss out on some savings)
 - Most utility customer service departments are only addressing Move-Ins and Move-Outs (urgent/emergency issues only). I don't believe there is anyone to process this change.

FEES, SPECIAL ASSESSMENTS & LIENS

- **Maintenance fee holidays**
- **Adopting new budgets**
- **Deferral agreements**
- **Collection / liens**

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 :**
Wednesday, April 1st @ 5pm
- **Info will be posted on [CondoAdviser.ca](https://www.condoadviser.ca)**
- **You will need to register again.**

CONDO ADVISER



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QUESTIONS?

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