

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: May 16, 2022

CASE: 2022-00242R

Citation: Wlodarczyk v. Metropolitan Toronto Condominium Corporation No. 1359,
2022 ONCAT 50

Order under section 1.47 of the *Condominium Act, 1998*.

Member: Keegan Ferreira, Vice-Chair

The Applicant,
Halina Wlodarczyk
Self-Represented

The Respondent,
Metropolitan Toronto Condominium Corporation No. 1359
Represented by Steven Allard, Agent

CONSENT ORDER

- [1] In the Condominium Authority Tribunal's (CAT) online dispute resolution system, the Parties agreed to settle this case in Stage 2 - Mediation.
- [2] Under Rule 34.3 of the CAT's Rules of Practice, the CAT can close a case in Stage 2 - Mediation if the Parties agree to the CAT making a consent order that resolves the dispute.
- [3] With the consent of the Parties, the CAT orders that this case has been resolved, based upon the terms and conditions set out in this consent order.

ORDER

- [4] Metropolitan Toronto Standard Condominium Corporation No. 1359 agrees to provide Halina Wlodarczyk with copies of the requested proxy forms for the meeting on March 1, 2022, redacted as necessary to remove information that identifies the proxy giver. These records are to be provided within 10 days of this order by email at no cost to Halina.
- [5] Metropolitan Toronto Standard Condominium Corporation No. 1359 agrees that it will respond to requests for records and provide records as required in accordance with the requirements of the *Condominium Act, 1998*.
- [6] Metropolitan Toronto Standard Condominium Corporation No. 1359 agrees to create a table that sets out the responsibilities of the condominium corporation and the responsibilities of owners for repairing and maintaining the units and common

elements. The table will reference the relevant provisions of the declaration, where applicable.

- [7] Metropolitan Toronto Standard Condominium Corporation No. 1359 will send a copy of this table to all owners as part of the Notice of Meeting package for the next annual general meeting.
- [8] If either of the Parties fails to comply with any of the terms of this order, it may be enforced through the Ontario Superior Court of Justice.

Keegan Ferreira
Vice-Chair, Condominium Authority Tribunal

Released on: May 16, 2022