

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: July 22, 2025

CASE: 2025-00312N

Citation: Younus, Abid, Faize v. Toronto Standard Condominium Corporation No. 2571,
2025 ONCAT 122

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

Member: Anna Boudria, Member

The Applicants,

Muhammad Younus,
Self-Represented

Abdul Abid,
Self-Represented

Ahmad Faize,
Self-Represented

The Respondent,

Toronto Standard Condominium Corporation No. 2571
Represented by Bob Aykler, 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] Effective August 1, 2025, the current policy imposing monthly fees for four parking spaces which are visitor spaces will be rescinded, restoring the visitor's parking

spaces back to seven (7) spots. The Board acknowledges that the visitor parking rule is deemed invalid, as it was improperly adopted and is inconsistent with the Declaration.

- [5] The seven (7) visitor parking will revert back to first come, first serve for only second vehicle regardless day or night effective August 1, 2025, until AGM to amend the Declaration. Owners with third or fourth cars will be prohibited from using additional visitor parking.
- [6] The current bike rack is being removed. The corresponding spot will be temporarily assigned to Ahmad Faize's son (Unit #1) for as long as he resides at the property with his parents. Once he no longer lives at the residence, the spot will be returned to the community for reassignment. Covered under 3.7 (b) of the Declaration as there are six (6) parking spaces that will be assigned deemed by the Board.

COMPLIANCE

- [7] If any 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.

Anna Boudria
Member, Condominium Authority Tribunal

Released on: July 22, 2025