

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: August 14, 2025

CASE: 2025-00287R

Citation: Bernard v. Carleton Condominium Corporation No. 111, 2025 ONCAT 136

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

Member: Elisha Turney Foss, Member

The Applicant,

Elizabeth Bernard

Self-Represented

The Respondent,

Carleton Condominium Corporation No. 111

Represented by Nicholas Conroy, 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] The Parties agreed to the following terms and conditions:
 - 1. The Response acknowledges that on February 19, 2025, the Applicant submitted to the Respondent a Request for Records for "Invoices/Payment Records for Kitchen Ceiling Repair" to Apt 210 for the date range from Feb 2024 to Sept 2024.
 - 2. The Respondent acknowledges that after two follow up emails, the

Respondent emailed the following response on March 6, 2025: “Please reach out to Novetech.”

3. The Respondent acknowledges that on April 17, 2025, the Applicant filed this complaint with the Condominium Authority Tribunal (CAT).
4. The Respondent acknowledges that on June 24, 2025, during CAT mandatory mediation, the Respondent provided one document, an invoice for \$508.50. In the subsequent days, the Respondent provided screenshots of the associated journal entries for this invoice from the Respondent’s accounting records.
5. The Respondent affirms that the invoice for \$508.50 is the only record that responds to the Applicant’s Request for Records.
6. The Respondent acknowledges that its failure to provide the non-core record in March 2025 is a refusal without reasonable excuse contrary to the Condominium Act.
7. The Respondent agrees to reimburse the Applicant \$75 for filing fees related to this CAT case within 15 days of the date of this consent Order.

COMPLIANCE

- [5] 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.

Elisha Turney Foss
Member, Condominium Authority Tribunal

Released on: August 14, 2025