

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: December 19, 2025

CASE: 2025-00693R & 2025-00709R

Citation: Arora v. Metropolitan Toronto Condominium Corporation No. 993, 2025

ONCAT 216

Order under section 1.41 of the *Condominium Act, 1998*.

Member: Anne Gottlieb, Member

The Applicant,

Vineet Arora

Represented by Puneet Arora, Agent

The Respondent,

Metropolitan Toronto Condominium Corporation No. 993

Represented by Angad Singh, Counsel

CONSENT ORDER

- [1] The Applicant and/or his representative through a Power of Attorney (the "Applicant") made a Request for Records on August 25, 2025. The Respondent Metropolitan Toronto Condominium Corporation No. 933 ("MTCC 933") did not respond and an application was made to the Condominium Authority Tribunal ("the CAT"). This case became file 2025-00709R. MTCC 933 did not participate in Stage 1 – Negotiation ("Stage 1") and case 2025-00709R was assigned to me for Stage 3 – Tribunal Decision.
- [2] Earlier, the Applicant had made a Request for Records on March 28, 2025 (the "March Request"). Another application was filed with the CAT as case 2025-00693R. The parties have been working co-operatively to resolve the issues in that case in Stage 1 – Negotiation.
- [3] At the start of case 2025-00709R in Stage 3, the Applicant asked to join case 2025-00693R and case 2025-00709R. Both parties consented to such an order and recognized that it is expedient to have both matters heard by the same Tribunal Member at the same time.
- [4] After discussing the concept of Med-Adj with the parties, and referring them to the CAT Practice Direction, it was deemed appropriate for this Tribunal Member to

assist the parties to resolve as many issues as possible in Stage 1 of case 2025-00693R. The intention from the outset of the assignment of case 2025-00709R was to merge the two cases, if all matters in case 2025-00693R were not resolved. To date, a few issues remain outstanding in case 2025-00693R.

- [5] Section 1.39 of the *Condominium Act 1998* (the “Act”) requires the CAT “adopt the most expeditious method of determining the questions arising in a proceeding before it that affords to all persons directly affected by the proceeding an adequate opportunity to know the issues and to be heard on matters in the proceeding.”
- [6] With respect to case 2025-00693R, the parties acknowledge that the following records relating to the March Request, have been provided to the Applicant during Stage 1: MTCC 933 Declaration; MTCC 933 by-laws; MTCC 933 rules along with a copy of the Anti-Harassment; Record of Owners and Mortgagees; Records of leased units per s. 83 of the Act; Periodic information certificates from the past 12 months; Budget MTCC 993’s current fiscal year, including any amendments; most recent approved financial statements; most recent auditor’s report; the current plan for future funding of the reserve fund; Mutual-use agreement dated December 10, 1990, between MTCC 933 and Minto Developments Inc.; minutes of meetings held within the last 12 months subject to necessary redactions (namely March 7, 2024, April 11, 2024, July 18, 2024, August 1, 2024, September 12, 2024, October 3, 2024, November 20, 2024, December 11, 2024, January 15, 2025, February 27, 2025, March 27, 2025).
- [7] The parties have both confirmed that the only records that remain outstanding pertaining to the March Request are the records relating to the ‘hot water issue’ (including all correspondence, assessment, plans of action, invoices and contracts).
- [8] The parties are aware that the issue of cost to produce these records and the matter of Tribunal filing fees and a penalty are matters still to be determined regarding the March Request.
- [9] Under Rule 34.3 of the CAT’s Rules of Practice, the CAT can close a case if the Parties agree to a consent order. I will order that the Request of March 28, 2025, be added to this case and that case 2025-00693R be closed.

ORDER

- [10] The Tribunal orders that:

1. The Request for Records of March 28, 2025, will be added to case

2025-00709R and only the issues identified in this Consent Order will carry forward for determination.

2. The Applicant will follow my instructions and upload the March 28, 2025, Records Request Form to the document tab of case 2025-00709R, when granted permission in the schedule to do so.
3. Case 2025-00693R will be closed.

Anne Gottlieb
Member, Condominium Authority Tribunal

Released on: December 19, 2025