

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: February 18, 2026

CASE: 2025-00784R

Citation: Liu v. Metropolitan Toronto Condominium Corporation No. 1049, 2026 ONCAT 29

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

Member: Bonnie Oakes Charron, Member

The Applicant,

Shan Bao Liu

Self-Represented

The Respondent,

Metropolitan Toronto Condominium Corporation No. 1049

Represented by Fatima Vieira, Counsel

CONSENT ORDER

- [1] In the Condominium Authority Tribunal's (CAT) online dispute resolution system, the Parties agreed to settle this case in Stage 3 Tribunal decision.
- [2] Under Rule 43 in the CAT's Rules of Practice, the Tribunal may close a case in Stage 3 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 and all of the issues related to the two records requests that are the subject of this application are resolved based upon the terms and conditions set out in this Consent Order.

BACKGROUND

- [4] Shan Bao Liu, a unit owner in Metropolitan Toronto Condominium Corporation No. 1049, made two Requests for Records, both dated August 18, 2025.
- [5] The first Records Request was dated and served on August 18, 2025, and requested the following records:
 1. Condominium corporation rules

2. Record of owners and mortgagees
3. Periodic information certificates from the past 12 months
4. Budget for the corporation's current fiscal year, including any amendments
5. Most recent approved financial statements
6. Most recent auditor's report
7. The current plan for future funding of the reserve fund
8. Mutual use agreements
9. Minutes of meetings held within the last 12 months:
 - i. Board meetings for the period 2024/08/17 to 2025/08/18; and
 - ii. Owner's meeting of 2025/08/13.
10. Board meeting agendas for the period 2024/08/17 to 2025/08/18

[6] The second Records Request dated August 18, 2025, was served on August 20, 2025, and requested the following records:

1. Board meeting minutes for the period 2024/01/01 to 2024/08/16
2. Board meeting agendas for the period 2024/01/01 to 2024/08/18

[7] The parties agree that the following records have been provided in relation to the records requests:

1. Condominium corporation rules
2. Record of owners and mortgagees
3. Budget for the corporation's current fiscal year, including any amendments
4. Most recent approved financial statements
5. Most recent auditor's report
6. Mutual use agreements
7. Minutes for Owner's meeting of 2025/08/13

[8] With respect to the following two documents, the Applicant does not specifically acknowledge receipt, but for the purpose of resolving this matter agrees that the question is no longer in dispute:

1. Reserve fund bank statements (BMO & National); and
2. Cashflow Table from Reserve fund study of January 25, 2024.

The parties agree that the records listed above are provided to the Applicant in his capacity as an owner and will be provided to the Applicant in an electronic format.

[9] The parties agree that there will be no penalties, fees, or costs paid in relation to this matter, except for fees charged to the Applicant for the redaction and provision of records.

ORDER

[10] Within seven days of the date of this Order, the Respondent will provide the Applicant with an estimate of the number of hours it will take to provide the records, including a separate (i.e. specific) estimate for each of items three through six listed in paragraph 12.

[11] Within seven days of the date of receiving the estimates, if the Applicant wants to proceed with any part of the records request, he must pay the estimated fee within seven days of the date of receiving the estimates. The Applicant may select which of the records identified in paragraph 12 to proceed with, after reviewing the estimates received.

[12] Within seven days of the Applicant paying the necessary fee, the Respondent will provide the selected records from among the following:

1. Periodic information certificates from the last 12 months (unredacted)
2. The current plan for future funding of the reserve fund
3. Board meeting minutes for the period 2024/08/17 to 2025/08/18
4. Board meeting minutes for the period 2024/01/01 to 2024/08/16
5. Board meeting agendas for the period 2024/08/17 to 2025/08/18
6. Board meeting agendas for the period 2024/01/01 to 2024/08/18

[13] The Respondent may redact the records in accordance with the *Condominium Act*,

1998 (“the Act”). If the Respondent makes any redactions, it will provide the Applicant with an accompanying statement as required by s. 13.8(1) of Ontario Regulation 48/01 (“the Regulation”).

[14] The accompanying statements will explain the reason for each redaction along with an indication of which provisions of s. 55(4) of the Act or the Regulation are being relied on.

[15] The accompanying statements will be provided at the same time as the records.

[16] The Respondent may charge \$25/hour for the labour associated with producing the records for examination. The receipt for payment of said labour costs will be provided to the Applicant in electronic format.

COMPLIANCE

[17] If the Parties fail to comply with any of the terms of this Order, it may be enforced through the Ontario Superior Court of Justice.

Bonnie Oakes Charron
Member, Condominium Authority Tribunal

Released on: February 18, 2026