

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: April 7, 2026

CASE: 2025-00827R

Citation: Basu v. Toronto Standard Condominium Corporation No. 2510, 2026 ONCAT 63

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

Member: Victoria Romero, Member

The Applicant,

Avik Basu

Self-Represented

The Respondent,

Toronto Standard Condominium Corporation No. 2510

Represented by Jessica Hoffman, Counsel

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.

A. ORDER

- [4] The Applicant requested 11 records (as listed below) on September 24, 2025. The parties have agreed to settle this records dispute on the following terms, particularized per individual record:
 - 1. Record of owners and mortgagees: Both parties confirm this record has already been produced.
 - 2. Record of notices relating to leases of units: The Corporation is in the process of recreating this record and agrees to produce it within ten days of it

becoming available.

3. Budget for the Corporation's current fiscal year: Both parties confirm this record has already been produced.
 4. Most recent approved financial statements: Both parties confirm this record has already been produced.
 5. Most recent auditor's report: Both parties confirm this record has already been produced.
 6. Current plan for future funding of reserve fund: Both parties confirm this record has already been produced.
 7. Mutual-use agreements (also known as shared-facilities or reciprocal agreements): Both parties confirm this record has already been produced.
 8. Current contracts for recently hired building staff: These records will be provided within ten days from the date of this Order.
 9. Any contracts, payments made and invoices received from CondoLogic Inc: As these records do not exist, both parties agree to not pursue this any further.
 10. Any payment distributed as a refund for STR fees or chargebacks: Both parties confirm this record has already been produced.
 11. Bank statements from the Corporation's accounts: Both parties confirm this record has already been produced.
- [5] While not part of the original records request, the Corporation agrees to produce any SparcPay records it currently has in its possession that are related to STR refunds transactions within ten days of this Order. The SparcPay records to be produced are those in the Corporation's possession or control that identify or relate to STR refund transactions.
- [6] While not part of the original records request, the Corporation agrees to produce the approved financial statements and approved auditor's report for the fiscal year ending in March 2025 within ten days of these records becoming available.
- [7] For any records to be provided once available, the Corporation will notify the Applicant when such records are received.

B. COMPLIANCE

[8] 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.

Victoria Romero
Member, Condominium Authority Tribunal

Released on: April 7, 2026