



**TORONTO STANDARD
CONDOMINIUM
CORPORATION #1952**

Welcome Package



Residents Manual

This document has been prepared by your Management Company to provide important information and guidelines that will contribute to a safe, comfortable and enjoyable environment for all residents.

From time to time, revisions may be made to reflect changes in the corporation's by-laws and/or rules.

If you are a non-resident owner, please ensure that your tenant has a copy of this document and understands that compliance with these guidelines is required and expected.

For after-hours and weekend emergencies, call the Concierge at [\(416\) 991-7056](tel:4169917056)

Contents

Residents Manual 1

Guidelines For Owners And Residents 4

Collection And Use of Personal Information 4

Video surveillance 4

Condominium Living Is Community Living 5

The MET – 21 / 23 Carlton Street..... 6

1. Condominium Governance 6

1.01. TSCC1952 6

1.02. TSCC1952- Board of Directors 6

1.03. Property Management 7

1.04. Requests, Complaints or Suggestions: 8

1.05. Communication 8

1.06. Annual General Meetings 9

2. Resident Information 9

2.01. The Registration Forms: 9

3. Move-in/out and Deliveries:..... 9

4. Concierge Team 11

5. Enterphone System 11

6. Visitors and Visitors’ Parking 11

7. Suite Keys..... 12

8. Mailbox Keys 12

9. Parcel Locker..... 12

10. Utilities..... 13

10.01. Gas, Hydro and Water 13

11. Garbage/Recycling 13

11.01. Treat The Garbage Chute Right! 14

11.02. Helpful Disposal Tips 14

12. Parking 15

13. Bicycles 15

14. Noise 15

15. Maintenance, Repairs and Renovations..... 15

16. Balconies, Terraces and Windows 16

TSCC 1952 – THE MET CONDOS

17.	Amenities.....	17
17.01.	Recreation Center which includes:	17
17.02.	Steam Room (Sauna) Etiquette.....	18
17.03.	Change Rooms	18
17.04.	Media Room/Theatre Room (Max capacity 15).....	19
17.05.	Multi-Purpose Room (Kitchen/Lounge) (Max capacity 30)	19
17.06.	Outdoor Roof Garden.....	20
17.07.	Use of the Barbeque Area.....	20
17.08.	Use of the Guest Suite.....	21
17.09.	Pool Etiquette.....	22
17.10.	PET SPA	23
17.11.	Lobby	23
17.12.	The Resident Lounge/Sitting Area	23
18.	Smoking/Vaping	23
19.	Leasing Of Units – The Condominium Act, 1998 - Section 83	24
20.	Pets	24
21.	Food Delivery.....	24
22.	The Hallway Surveillance Cameras	24
23.	Emergency Numbers	25

Guidelines For Owners And Residents

This manual has been prepared to assist and take you through the general guidelines of condominium living in an effort to enhance the proper management; operation, use and enjoyment of all portions of the Condominium Corporation that you have chosen to make your home.

Collection And Use of Personal Information

Purchasing a unit: When the owner contacts the Corporation to notify us that a unit have purchased or update records, The Corporation may collect personal information such as name, an address for service of documents, evidence of the transfer of title, the date on which the transfer occurred, and emergency contact information. The Corporation use this information for the purposes of updating the records, as required by the [Condominium Act, 1998](#) (the “Act”), to ensure that we maintain accurate unit ownership records, and to ensure that The Corporation can contact the owner or someone the owner would designate in the event of an emergency. The Corporation may also collect the names of the occupants residing in the unit, the number and types of pets, and the number of bicycles kept in the building for the purposes of ensuring safety and security, and compliance with the declaration, by-laws, and rules governing the condominium.

Renting/leasing a unit: When the Corporation will be notified that someone has rented/leased a unit, The Corporation may collect personal information such as a copy of the lease agreement that you have entered into, as required by the Act, including the rent payable, the names of the tenants, their contact information, and any other information included in the lease agreement. The Corporation use this information for the purposes of administering the Corporation, as required by the Act. The Corporation also collect the names of the occupants residing in the unit, the number and types of pets, and the number of bicycles kept in the building for the purposes of ensuring safety and security, and compliance with the declaration, by-laws, and rules governing the condominium.

Video surveillance

When someone pass through an area covered by one of the Corporation’s video surveillance cameras, The Corporation collect the image, along with the location, and date and time at which the person passed through the area. The Corporation use this information for security and related investigation purposes.

Condominium Living Is Community Living

Common elements are those parts of a condo complex that belong to all owners. With a few exceptions, they constitute everything except the units in which people live. Corridors, garbage rooms, lobbies, locker areas, garages, technical rooms, the roof, grounds, and walkways are all common elements.

The Board of Directors is aware of the investment that you have made in your condominium unit and of the pride of ownership that each unit owner has in their home. This Condominium Corporation, like every community, must have rules and regulations to govern the conduct and affairs of its members. These Rules and By-Laws of the Corporation are a reflection of the mutual cooperation and respect that should be shown by each unit owner to their neighbours in the community. They're in a place to enhance the proper management, operation, use and enjoyment of all portions of the Condominium Corporation by its residents.

The Board is empowered by the Condominium Act to “make rules respecting the use of the common elements, units or any part of them, promote the safety, security or welfare of the owners, or of the property, or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.”

The Rules and By-Laws extend not only to our owners but also to guests, invitees and/or agents, as well as Tenants and their Families. Owners are responsible for the compliance of their Tenants to the community's Rules and By-Laws.

Each owner is bound to comply with the Condominium Act, Declaration, By-laws and Rules and the Corporation has a duty to ensure compliance by unit owners. Furthermore, every owner has a right to insist upon compliance by other owners and can further require the Board of Directors to enforce Unit Owners' compliance.

Ultimately, in exceptional cases, the Board of Directors is empowered to enforce the Rules by way of an application to the Courts, whereby the Court can direct performance of any duty, rule or obligation found within the Condominium Act, Declaration, By-laws and/or Rules.

The MET – 21 / 23 Carlton Street

The Met is located on Carlton Street near Yonge Street. The met was built in 2008, The Met tower stands at an impressive 43-storeys, there are 402 residential suits.

Compared to many other downtown Toronto condos, The MET really delivers when it comes to building amenities. From the indoor swimming pool to the lounge and mail area, BBQ, gym, Men's and women's saunas, showers, change rooms and massage/treatment rooms plus two guest suites, the theatre, party room, meeting room and outdoor roof garden.

The met management and the board continue working to make this building the most beautiful and desirable place to live in downtown Toronto.

Lobby Reception, as you enter the Lobby from the vestibule there are wood fins on the wall and ceiling leading up to the reception desk. The reception desk has a concrete look with a green moss wall in the background.

Resident Lounge, a mix of seating is provided in this area. There is lounge seating with a fireplace and TV, High seating area at the window, and booth seating for private conversations.

Another point is the outdoor roof garden, The Dr. Mark Ernsting Gardens is located on the 5th floor above the townhouses.

1. Condominium Governance

1.01. TSCC1952

Our property is more than just a collection of townhouses and apartments. It is a community of people who prize comfort, convenience, security and privacy in a vibrant urban neighbourhood. It is a community of people concerned with protecting the long-term financial integrity of their investments and their home.

The decision to live in a condominium complex requires every owner and tenant to agree to abide by the requirements of the Condominium Act.

The Rules and Regulations of this condominium complex legally are enacted and enforced by the Board of Directors.

It is important that all members of your household review this document and adhere to the enclosed Corporation's Rules and Regulations.

1.02. TSCC1952- Board of Directors

TSCC1952 has a Board of Directors that the owners elect at the Annual General Meeting held within six months after the fiscal year-end. The Board of Directors consists of volunteer homeowners who have undertaken the responsibility for the management of the complex, its budget and the interactions with the Property Manager.

The main roles of the Board of Directors are:

TSCC 1952 – THE MET CONDOS

- Establish policies and priorities regarding the management of the common elements of the Corporation
- Address issues affecting the common elements of the Corporation
- Direct and provide guidelines to the Property Manager
- Ensure prudent, fiscally responsible decisions are made relative to the financial matters of the Corporation
- Ensure that the rules, regulations and bylaws of the Corporation are respected
- Cultivate a sense of community and mutual cooperation.

The Directors meet regularly, usually monthly, to review the business of the corporation. The Property Manager also attends and participates in the board meetings.

Unit owners are encouraged to take an interest in Board matters and to consider joining the Board.

YOUR CURRENT BOARD OF DIRECTORS FOR TSCC1952:

Carmine Malfitano President

Joe Cadeau Treasurer

Luka Amona Vice President

1.03. Property Management

[Crossbridge Condominium Services LTD.](#) has been hired to manage our condominium. Their responsibility is to ensure day-to-day maintenance services to all the common areas. Their responsibilities also include the preparation of monthly financial statements for monthly Board meetings, recommendations for the annual budget and general administrative duties.

Whenever possible, Crossbridge Condominium Services LTD. will provide prompt acknowledgement and response to your requests and inquiries. The services provided by Crossbridge Condominium Services LTD. will be in accordance with the contract between Toronto Standard Condominium Corporation 1952 and the Corporation's Declaration and By-laws and the Rules and Regulations therein, and the Condominium Act of Ontario.

TSCC 1952 – THE MET CONDOS

1.04. Requests, Complaints or Suggestions:

(21/23 Carlton:

To serve you better, we ask that any complaints, requests or suggestions be made in writing and sent to:

pm@tsc1952.com

admin@tsc1952.com

The Met Condos - TSCC 1952

21 Carlton St, 2nd Floor

Toronto, ON, M5B 1L3

Tel: (416) 506-0801 EXT. 2

Fax: 416-506-1735

Shared Facilities:

The Met & Encore Shared Facilities

Bruno Hertl

bhertl@stgpm.com

St. George Property Management Inc.

20 Valleywood Drive, Suite 114,

Markham, ON, L3R 6G1

Tel: 905-881-3115 EXT. 256

Fax: 905-881-3131

1.05. Communication

Owners and Tenants are encouraged to use THE MET CONDOS CondoControl portal at <https://www.condocontrolcentral.com>. This is best viewed using the Google Chrome web browser. Other browsers do not provide full functionality of the application.

The web portal is a communications tool that instantly announcements and important updates via email. Also, to download condominium documentation, e.g., the Declaration, By-Law and Rules and book Amenities such as the Service Elevator, Party Room, Guest Suites, theatre, meeting room and Gym.

Issues, questions and concerns can be raised with Property Management by opening a Service Request through THE MET CONDOS CondoControl portal, or by email to pm@tsc1952.com.

Owners who wish to have their concerns sent directly to the Board may send an email to pm@tsc1952.com.

Owners' personal information in the web portal, such as telephone numbers and e-mail addresses, are collected to facilitate communication with Property Management and for Board business.

1.06. Annual General Meetings

The Annual General Meeting of all owners is held within six months of the fiscal year. Meeting attendance is restricted to owners or mortgagees, the Board of Directors, Property Management as well as special invitees such as the Auditor, the Corporation's Lawyer. Owners who are unable to attend may vote by proxy and a full information package is sent to all owners at least fifteen (15) days prior to the meeting.

2. Resident Information

It is imperative that all residents complete the Registration Forms, which supplies pertinent information to the Property Manager and Concierge Team. For your safety and security, it is important that this information be kept current. The forms (available from the concierge desk or through THE MET CONDOS CondoControl portal) and return to Management or the concierge at the earliest convenience. Please noted that all resident information is held in the strictest confidence.

2.01. The Registration Forms:

- Suite/ Owner/ Resident Information (We only need the resident information).
- Pet Registration, if you have a pet, we need the information about the pet.
- Parcel Delivery/ acceptance.
- Special Assistance (if applicable). If you don't require any special assistance, you could leave that empty.
- Enterphone Registration. Please provide clearly the NAME that you would like to appear on the Enterphone System. We would need the Local Telephone Number with area code, to which you would like it to be programmed too. Please Note: Enterphone details can only be updated when a copy of the lease is on file and the Owner/resident information forms have been filled out and submitted.
- Tenant Agreement.

3. Move-in/out and Deliveries:

Moves and deliveries must be booked with the Concierge Team at least 24 hours in advance to allow for scheduling. Reservations are made on a first-come-first-served basis. A damage deposit will be required. Providing there is no damage, the deposit will be returned.

Elevator protective pads will be provided for your movers to install and remove. Moving trucks will offload at the move-in entrance. All cardboard and boxes should be removed from the site by the moving/delivery people. Otherwise, you have to break them down and place them in the large garbage bin located in the vicinity of the loading dock. Concierge has the authority to refuse any move that was not pre-arranged.

A \$100 usage fee by draft cheque or electronically and a refunded deposit of \$500 upon signing this agreement when moving in/out of the building. When moving from one floor to another only a refundable security deposit of \$500.00 by draft cheque or electronically. Cheques are to be made payable to TSCC 1952.

Moving and deliveries are only permitted between the hours of 9:00 am. and 3:00 pm. Monday to Saturday (except statutory holidays). For any other arrangements, you must have the prior written authorization of the Board of Directors.

It shall be the responsibility of the owner through the person reserving the service elevator to notify the Concierge Team and to request an inspection of the service elevator and adjacent common elements immediately prior to using the elevator. Upon completion of moving into or out of the building or the delivery, the owner reserving the service elevator shall forthwith request an immediate re-inspection of the service elevator and affected common elements. Any damage noted during the re-inspection and not noted on the initial, inspection shall be deemed to be the responsibility of the owner of the suite and the person reserving the service elevator. The Property Manager as soon as possible following the moving shall assess the cost of repairs, which shall include the cost of any extra cleaning, or damage and the parties responsible shall be advised.

During the term of the reservation and while any exterior doors are in an open condition; the owner or person reserving the service elevator shall take reasonable precautions to prevent unauthorized entry into the building. Corridors and elevator lobbies shall not be obstructed prior to, during or after the term of the reservation.

We request, however, that you be considerate of your neighbours. Please ask the delivery/moving people to remove all cardboard and boxes from the site. All moving material must be broken down and deposited into the cardboard/paper recycling bin, located in the recycling room.

Be aware that there may be move-ins following yours, if your moving or delivery company is delayed, contact Concierge Team immediately to make arrangements.

Please contact the Concierge Team at (416) 991-7056.

4. Concierge Team

The Concierge Team is on duty 24 hours a day, seven days a week. The Concierge Team report to the Property Manager.

The Concierge Team will also book move-ins, move-outs and all deliveries.

The Concierge Team monitors the building's video cameras while on duty and will notify the Police or Fire Department should there be a concern. Otherwise, the alarms are monitored off-site. During a fire alarm, the Concierge Team is responsible for meeting the Fire Department and advising them of the nature and location of the emergency. The Concierge Team will provide the Fire Department with a set of master keys and a list of residents requiring assistance. Should you require assistance in the event of an emergency please complete the "Special Assistance Form" and submit it to the concierge. The form is available from the concierge desk or through THE MET CONDOS CondoControl portal and the Property Management office.

The Concierge Team must be immediately notified of any accidents or emergencies within the Common Elements.

5. Enterphone System

There is an enterphone system located in the lobby vestibule. Calls from the enterphone system are limited to 60 seconds and then the call is disconnected. The lobby directory panel provides the resident's name for visitor reference. The visitor must scroll up or down the resident's directory to find the Resident's name or use the buzz code provided by the resident.

Be sure to give your visitor your suite number, as it is not identified on the enterphone system. Please do not hesitate to contact the Concierge Team if your name is not properly posted on the entry board.

You need to have a landline or cell phone to access the enterphone system. Register your phone number with the Concierge Team to have it connected to the enterphone system. Once your guest has called your suite via the Enterphone System, you will need to answer and press "9" to unlock the front door in the lobby for your visitor.

Enterphone codes will only be provided for residents with Local Phone Numbers (ex: area codes 416, 647, 905, 437, 289).

6. Visitors and Visitors' Parking

There are a limited number of designated visitor parking spaces located in the underground parking garage, available on a first-come-first-served basis. Each unit is permitted a maximum of 7 parking passes per month. Owners/Residents are not permitted to park in the designated visitor parking spaces.

All visitors planning to park in the underground garage must register with the concierge desk and obtain a Visitors Parking Permit, regardless of the length of their visit.

Parking in the Visitor's parking area is for the hours as provided specifically on the Visitors Parking Permit when duly issued and displayed. Any owner or resident applying for a Visitors Parking Permit will provide the information required. The Visitors Permit may be used only by the visitor or guest of the resident applying for the same. Visitors' Permits are valid for the vehicle, times and dates, stated on the permit, and as registered with the concierge. Visitors' Parking Permits must be in a fully visible position on the left-hand side of the dashboard. Visitors' Parking Permits are not valid for more than three overnight stays unless specifically authorized by the Property Management Office (e.g., out-of-town guests).

Daily and Nightly parking violation patrols are in effect to ensure compliance with these rules. Non-compliance will result in vehicles being tagged with parking tickets or towed at the owner's expense.

7. Suite Keys

In accordance with the Declaration of the corporation, all-suite door keys are on one master key. The master key system allows us to gain immediate access in case of an emergency fire or flood. Prior to changing your lock, please contact Infinity Lock at [\(416\) 590-0815](tel:4165900815) to ensure that your lock remains on the master system. The cost to have a lock put back on the master system, should it be required, will be at your expense. A safety chain/double locks, etc., may not be attached to suite entry doors without the consent of the Board of Directors.

8. Mailbox Keys

All residents have been supplied with two mailbox keys. They are for opening your suite's mailbox located in the lounge area across the accessible door. It is essential that your keys be kept in a safe place. Should you lose your mailbox key, call the locksmith to obtain additional locks and keys.

9. Parcel Locker

A new parcel locker has been installed in the moving area associated with touchless buttons, automatic doors, and extra surveillance cameras. This will make better service and increase the security process.

The parcel lockers are located behind elevator #3. It can also be accessed through the moving door near the garage entrance. If you are unsure how to access the locker, the concierge team will assist you.

With so many packages to contend with and limited storage space, we must ask you to pick up your items ASAP. Parcels left in the locker past the 12-hour window will be removed by the concierge team and returned to the sender to make room for new packages.

10. Utilities

10.01. Gas, Hydro and Water

Water and Gas for the entire property, save and except as may be consumed in the commercial units, will be supplied to the building and each unit owner shall bear their share of the cost of such utilities and services, which will form part of the common expense for the building. Water and gas consumed by the commercial units shall be separately metered (using separate meters or check or consumption meters).

Hydro for entire property, except as commercial units and residential dwelling units, will be supplied to the building and each unit owner shall bear their share of the cost of such utilities and services, which will form part of the common expense for the building. Hydro consumed in the commercial and residential dwelling units shall be separately metered with the respective commercial unit owners and residential dwelling unit owners bearing the costs of the hydro consumed in individual units, in addition to and not part of the common expenses.

For your hydro service, call Metergy Solutions (1 (866) 449-4423) or visit the website www.metergysolutions.com/new-service-setup.

Please do your part to help conserve energy and water. The cost of utilities represents a significant portion of the monthly Common Element Assessment Fees.

11. Garbage/Recycling

The garbage chute operates daily from 7 am until 10 pm. All garbage must be properly drained and double-bagged to prevent any undue odour, mess or damage during its passage through the garbage chute located on each floor. All garbage must be firmly pushed through the chute and not left in the access area. Organics must be placed in a compostable bag.

Your garbage/recycling chute is equipped with a tri-sorter garbage and recycling system:

- When the lights are off, the system is on garbage. If you have garbage, simply open the chute door and deposit your bag down the chute (please make sure that your items go all the way into the chute).
- For recycling and organics: Push the recycling button of choice. When your selection light has stopped flashing – open the door and push your recyclables through the flap and into the chute.
- Wait for the light to go out. Make your next selection and wait for the light to stop flashing.

If the chute is not operational, take your refuse back to your unit, or to the garbage room located on the ground level of the parking garage.

11.01. Treat The Garbage Chute Right!

Improper waste disposal down the chute is sadly too common. Unfortunately, improper disposal can make a big mess and cause frustration for everyone.

- **LOOSE GARBAGE** – Residents are not properly bagging and securing garbage, bits of paper and other garbage blow and circulate through the chute. SADLY, when conditions cause air to blow through the shaft, this loose garbage can blow out into the services areas and into other residents' faces when they open the chute door.
- **CARDBOARD** - ALSO, lots of cardboard is being left by the chute. Sometimes, it is being put shoved down the chute. **CARDBOARD CAN NOT BE DISPOSED OF IN THE CHUTE.** It can cause clogs, which can lead to damage and very unsanitary conditions in the chute that can be costly and time-consuming to address.

So, a reminder for everyone, Owners and Residents can help keep the building cleaner, reduce blowback from the garbage chute, and reduce our carbon footprint all at the same time by:

- Properly Bag and Tightly Secure Any Waste Placed in The Chute
- Separate and Properly Dispose of Recyclables as Mandated by The City

11.02. Helpful Disposal Tips

- Be mindful to properly bag and tightly secure all waste you deposit in the trash chute – particularly bits of paper. This should be securely disposed of in a trash bag.
- Organics/Perishables - Items such as leftovers or rotten food, particularly fruit and meat, must be tightly secured in garbage bags. When it is not properly secured, it can result in unpleasant odors and attract pests such as fruit flies and roaches. In addition, cleaning the chute is costly, odors can linger for days and pests in the chute can be near impossible to eliminate.
- Garbage - For garbage that is awkward or cannot be bagged or properly secured for any reason or garbage that is heavy with perishable items such as fruits and meats, we encourage residents to use the dumpster on the back dock. This keeps the mess, odors and pests out of the building.
- Carboard – As per the rules, Boxes and bulky garbage may not be left in hallways or by the chute for any reason. No materials can be left in this location, as it is unsightly and violates the fire code. If the source of any such debris is identified for health and safety reasons, it will be removed and properly discarded.
- Other Items to Note – If kitty litter or animal waste is thrown down the chute, this can cause severe damage. Dog waste should be thrown out in the small green bin located on the ground level.

12. Parking

We would like to remind you to lock your vehicle at all times and avoid leaving valuables inside. When entering or leaving the premises, please operate your vehicle at a speed not in excess of 10 Km per hour and adhere to all posted signs. Residents are allowed to park in their own parking unit/s only. Please ensure you are parked in the correct numbered unit. The units are marked in accordance with the legal description.

Vehicles parked in unauthorized units will be ticketed and/or towed at the vehicle owner's expense. Please ensure the management office has your license plate number and car model/make. PARKING WILL BE STRICTLY ENFORCED. In the event that you are unable to park in your designated spot for whatever reason, please contact the management office for an alternative parking arrangement. Do not park in another unit. Parking tickets will not be reimbursed or cancelled.

13. Bicycles

Bicycles should be stored in your personal bicycle storage unit. Please do not bring bicycles through the lobby or onto the elevators. Bicycle parking spaces are available at a cost of \$60 or \$90.00 per year in Room A, B or C (year term starting on August 1 each year). For any enquiries, please contact the Shared Facilities Manager, Bruno Hertl at bhertl@stgpm.com or by phone at (905) 881-3115 ext. 256.

14. Noise

Please observe the building's quiet times: 11:00 pm – 9:00 am. All residents and their guests must have consideration for their neighbors on all sides. Loud music, boisterous parties in overcrowded suites, uncarpeted floors, obnoxious conduct or an unwillingness to restrict such behavior will result in action being taken by Property Management and the Concierge Team to obtain compliance. Please remember that you are living in a building with other people. Bumping, banging or drilling on walls or floors especially non-carpeted floors will inconvenience your neighbors. Do not let your suite door slam when closing. Please consider others when entertaining. Should someone show a complete lack of consideration of your right to peace and quiet, please call the Concierge Team and put your complaint in writing to the Management. In emergency situations, call the Police directly and advise Property Management and the Concierge Team immediately afterwards.

15. Maintenance, Repairs and Renovations

All unit maintenance is the owner's responsibility; if you require maintenance work, please feel free to contact the contractor of your choice. If you would like to be referred to someone Property Management would be pleased to provide you with names and numbers of tradespeople, we have had favourable experiences with in the past.

Apart from decorative changes, an Owner cannot make any suite alterations or renovations without prior written consent from the Board.

Instructions must be given to the Contractors to take care of the Construction garbage, which should be taken out of the building. **It is not permitted any debris to dump in the building garbage.**

16. Balconies, Terraces and Windows

- No awnings or shades may be erected over or outside of the windows, balconies or terraces.
- Nothing may be placed on the outside of the windowsills or projections of any suite. Nothing (including cigarettes) may be thrown out of the windows or doors of the building or from the balcony or terraces.
- No mops or brooms, bedding etc. shall be shaken from any window or door. No sign or advertisement may be placed on the inside or outside of any window or common element.
- Owners are only allowed to install white or off-white window coverings or window coverings with white or off-white backing facing the exterior.
- Clotheslines or hanging of laundry on balconies, terraces or patios is not permitted.
- Barbeques, or any other form of cooking apparatus, shall not be operated on any terrace or balcony unless a natural gas supply connection has been provided for such purpose in the construction of your unit. The MET 5th-floor terrace has barbeque for the resident's use, which may be booked at Concierge Desk.
- Seasonal furniture is permitted on the balcony/terraces provided that it is properly secured.
- Seasonal plants are permitted provided that they are contained in planters with drainage trays. For safety reasons hanging planters, and planters that overhang the balcony/terrace railing to the exterior are not permitted.
- No lights are permitted to be strung or affixed to the exterior walls of your balcony/terrace or railings.
- Residents are not permitted to throw items over their balcony/terrace, such as, cigarette butts, pop cans, garbage, etc. Throwing cigarette butts over your balcony/terrace is a fire hazard.
- The procedure for washing your balcony/terrace is with a damp mop or cloth only. No water is permitted to overflow from your balcony as it may cause damages to and inconvenience the neighbours below you.
- Residents are responsible for cleaning their accessible exterior windows and the interior side of the glass panels on their balcony/terrace railings. The corporation will arrange for non-accessible exterior windows to be cleaned. Notice will be sent to residents when this work will be performed. The contractor will have to enter those suites that have roof anchors on their balcony/terrace so that they can clean the exterior windows below. If the resident is not at home, then the Property Manager will arrange for the security guard

and/or cleaner to allow the approved contractor access to your suite to do the work required.

17. Amenities

THE MET CONDOS AMENITIES (located in the Met Condos and only to be used by the owners of the residential units in the Met Condos and their family members (who reside in the residential dwelling unit), guests, tenants and invitees)

- Pet spa
- Meeting room
- Multipurpose party room (Kitchen/Lounge)
- Media room (Theatre Room)
- Resident lounge
- Exercise room
- Two guest suites

THE MET CONDOS SHARED AMENITIES (to be located in the Met Condos and to be shared by the Met Condos and Encore Condos at the Met)

17.01. Recreation Center which includes:

- Co-ed indoor pool
- Co-ed steam room
- Men's and women's saunas, showers, change rooms and massage/treatment rooms
- Cardio corridor
- Landscaped deck Terrace Unit

It is understood that use all of the amenities is done so at your own risk. The amenities are strictly non-smoking areas. All rules pertaining to these facilities must be honoured.

Neither of the Residential Condominiums, nor their respective Boards, nor the Manager shall be responsible for any loss or theft of (or damage to) any personal articles belonging to any Resident and/or Guest, howsoever caused or occasioned.

Paid-for events and/or parties (namely events/parties that require the selling of tickets) are strictly prohibited.

The Board of Directors reserves the right to permit exclusive use of any or all of the amenities for in-house activities for the benefit of all residents.

Hours are from 6:00 am to 11:00 pm unless otherwise stated below.

17.02. Steam Room (Sauna) Etiquette

We wish to ensure that the Sauna is a relaxing, clean, safe and hygienic environment for all residents to enjoy, with minimum disruption.

The following Rules must be observed at all times while using the Steam Room (Sauna):

- No person under the age of 16 may use the steam room unless accompanied by a Resident over the age of 16 years.
- Any liquid making contact with the heating elements could cause the Sauna to be closed for repairs.
- For health reasons, a maximum of 5 minutes per use of the steam room is suggested.
- Pregnant women and persons suffering from heart disease, diabetes, or high or low blood pressure should not use the steam room without permission from their doctor.
- **Proper attire must be worn at all times in the Steam Room (Sauna).**
- Personal hygiene activities are not permitted (e.g., shaving, hair treatments or personal grooming).
- The steam room should not be used when a person is under the influence of alcohol, anti-coagulants, anti-histamines, vasoconstrictors, stimulants, hypnotics, narcotics, or tranquilizers.
- No food or beverage is allowed in the room.
- A cleansing shower must be taken using warm water and soap and ensuring all soap is rinsed off before entering the steam room.
- Glassware is not permitted.
- Caution should be taken when entering and leaving the steam room to avoid falling.
- Soap, shampoo, shaving equipment and/or glass containers are prohibited in the steam room.

17.03. Change Rooms

- Any Resident or Guest using the change room must supply his or her own lock. In the event that a Resident or Guest leaves items unattended within a change room (i.e., which have not been stored or locked within a locker), then the Resident or Guest shall be fully responsible for any loss or damage occasioned thereto.
- Lockers within the change rooms are reserved only for the use of Residents and/or Guests.
- Locks must not be left on any locker overnight.
- No Resident or Guest shall wear any wet or muddy footwear into the change rooms.
- Boisterous or rowdy behaviour or conduct is strictly prohibited within the change rooms.
- No body or foot powder may be used within the change rooms, inasmuch as same may create a mess and/or a slippery hazardous condition.

TSCC 1952 – THE MET CONDOS

- When showering, please make sure the curtain is closed. If water is splashed on the floor, it may, become slippery and can be quite hazardous, similar to powders. Please make sure all faucets are closed tightly when done.

17.04. Media Room/Theatre Room (Max capacity 15)

To book the media room, speak with The Concierge:

- The Media Room may be used by residents and guests as a gathering place, for reading and watching television/home theatre as well as privately booked functions.
- The decision as to what programs may be viewed on the home theatre/television shall be decided on a first-come, first-served basis. In the event that normal television programming is requested or desired to be watched by any resident, then the resident who first arrived shall have the use of such TV for a period of one hour, or until the show that he or she is watching is over, whichever is sooner to a maximum of a three-hour program.
- In the event that a resident wishes to view a video movie within the media room, then he or she shall book the use of the media room at the concierge desk.
- The viewing of pornographic or X-rated videotapes is strictly prohibited within the media room.
- Snacks and beverages are permitted (except those in glass containers). Residents are to pick up and dispose of all garbage and ensure that the media room is left in a neat and tidy condition. Any spills or mishaps must be reported to the Concierge Team to ensure immediate clean-up. Failure to do so may cause a cleaning fee to be levied against the user.
- The residents booking the room will be responsible for their guests and any damage done to the building by their guests.

17.05. Multi-Purpose Room (Kitchen/Lounge) (Max capacity 30)

- All bookings shall be made with concierge desk and may be made no more than six months in advance. The Concierge may require such information from any party applying for the use of any Room.
- The application form will be supplied by Concierge, shall be completed in full, signed by the Resident and returned to confirm the booking. The Resident must be present during booked events.
- The Resident shall provide a fee and security/cleaning deposit, which is currently \$ 50 usage fee and \$750.00. If the Deposit is not paid by way of a cheque or money order at least two weeks prior to the reserved date, then the reservation will be canceled.
- Subsequent to any event being held, the Concierge shall determine if any damage has been done to the Room and shall notify the Resident who rented the Room, of the extent of the damage. In the event that no damage has been done, the Deposit, less a reasonable deduction for cleaning charges (currently \$75.00) and the cost of a Security Guard for the event, shall be returned to the Resident who booked the Room. In the event that there is damage to the Room, the Manager shall be empowered to apply the whole or any portion

of the Deposit to the cost of repairing or rectifying such damage. In the event that the Deposit is insufficient to pay for the damage and cleaning expenses, the Resident shall immediately reimburse for all sums expended.

- Reservations must be cancelled no later than 48 hours prior to the reserved date. Any cancellations within the final month prior to the reserved date shall result in the forfeiture of the Deposit.
- Noisy or rowdy behaviour is prohibited.
- No loud music shall be permitted after 11 pm in the Party Room.
- All functions must be terminated as of 1:00 a.m. and all Residents and Guests must thereafter immediately vacate the Room.
- Residents using the party room are responsible for gathering loose garbage and leaving the room in a presentable state once the event is over.
- Decorations are not to be attached to any part of the party room walls, kitchen counter, blinds, furniture etc.
- A security guard must be retained to monitor the access to (and egress from) any party room or meeting room during the reserved event. The cost of retaining security guard shall be paid for (or reimbursed by) the Resident in whose name the reservation has been made.
- No alcohol shall be sold (whether for profit or otherwise) at any function within the Party Room.
- The residents booking the room will be responsible for their guests and any damage done to the building by their guests.

17.06. Outdoor Roof Garden

- The Outdoor Roof Garden may be used by residents and guests as a gathering place. It cannot be used for privately booked functions.
- Snacks and beverages are permitted. Residents are to pick up and dispose of all garbage and ensure that the outdoor roof garden is left in a neat and tidy condition. Any spills or mishaps must be reported to the Concierge Team to ensure immediate clean-up. Failure to do so will cause a cleaning fee to be levied against the user.
- Noisy or rowdy behavior is prohibited within the Outdoor Roof Garden.
- No loud music shall be permitted in the Outdoor Roof Garden.
- The doors to the Outdoor Roof Garden cannot be left open.
- The Outdoor Roof Garden is opened seasonally. It is not cleared of snow and ice in the winter months. The residents booking the room will be responsible for their guests and any damage done to the building by their guests.

17.07. Use of the Barbeque Area

- Use of the barbecue is restricted to residents and their guests and is used at their own risk.
- The barbecue is on a first come first served basis.
- Users must clean the barbecue grill by cleaning the grill surface with the wire brush provided. Clean-up must include the removal of garbage in the local area.

- If there are residents waiting to use the barbecue, please be considerate and vacate the barbecue area to allow someone else the opportunity.
- Please report any damage or problems to the Concierge.
- Use of radios, cd/tape players, etc. is not permitted.
- Alcohol is permitted in the BBQ area but no glass bottles and glasses are allowed.
- Users may not use the Party Room for eating purposes unless they have booked the room for the event.

17.08. Use of the Guest Suite

- Residents may only book the guest suite for a maximum stay of 1 week by filling out a guest suite booking form and depositing the same with management. A booking of a longer duration requires the permission of the Board of Directors.
- The resident may reserve the guest suite up to 6 months in advance.
- A security/cleaning charge will be levied by the Board of Directors for every day/night use of the guest suite, in such amounts as the Board may determine from time to time currently \$100.00 per night.
- The resident is fully responsible for all damages, losses or liabilities, caused by his/her guest. An inspection of the suite prior to occupation and at the time of departure will be carried out to determine the state of the guest suite.
- The resident is fully responsible for payment of all guest suite charges.
- Smoking is strictly prohibited in the guest suites.
- Check-in for the guest suite is 3:00 p.m. Guest(s) must check out by 11:00 a.m. in order to have the room ready for the next guest.
- The Corporation accepts no responsibility for personal items left within a guest suite and shall bear no responsibility for the theft, damage or destruction of any belongings of the guests.
- All overnight guests must get a visitor-parking pass from the Concierge Team allowing them to park overnight.
- Cleaning shall be done after each new guest between 11:00 a.m. and 3:00 p.m.
- No pets are permitted.
- The Guest Suite Agreement forms an integral part of these rules.

17.09.Pool Etiquette

The following Rules must be observed at all times while using the pool/whirlpool area:

- The pool is unsupervised. It is strongly recommended that swimmers should not swim alone. According to the Ontario Pool Act, children under twelve (12) years of age are not allowed within the pool area unless directly supervised at all times by an adult who is not less than eighteen (18) years of age. It is recommended that children under six (6) years of age should be within arm's length at all times.
- Each user must take a shower using warm water and soap, and thoroughly rinse off all soap before entering and re-entering the pool. All oils, lotions and/or creams must be removed before entering the pool to provide the hygienic environment required.
- No person infected with a communicable disease or having open sores on his or her body may enter the pool.
- It is recommended that pregnant women or people with serious health conditions check with their physician prior to use.
- Children not toilet trained, or any other person who may lose control of elimination functions must wear approved watertight attire.
- Personal flotation devices and toys are permitted as long as they are specifically designed for swimming pool use and do not interfere with others using the facility or the mechanical operation of the pool equipment (e.g., small toys which can block the skimmer).
- Change rooms are provided. Proper bathing attire must be worn in the pool. Street clothing or substitutes for bathing suits are not permitted as they can create a safety concern and interfere with the effective operation of the pool equipment.
- Bathing attire and towel must not be worn outside the pool/whirlpool area or in the common areas.
- All persons with shoulder-length or longer hair must either wear a bathing cap or have their hair tied back.
- For health and safety purposes, food and beverages are not permitted anywhere in the swimming pool nor is any type of glassware.
- Diving is not permitted.
- Personal belongings, other than items for swimming, are not permitted in the pool area.
- Personal hygiene activities are not permitted (e.g., shaving, hair treatments or personal grooming).

17.10.PET SPA

Use of the Pet Spa is available to the residents for grooming their pets at their own risk and responsibility. A bathtub for washing the pets and a table for grooming are provided. Please clean up after washing and grooming your pet. Should a pet owner fail to clean up after their pet, a cleaning fee will be charge to pet owner.

17.11.Lobby

- The lobby space includes entries and security screening areas at the entrance to a building or demarcated space and is meant to welcome and direct residents and visitors, control access, and provide exit ways from the building. The Lobby Usage Rules are as below:
- Residents may use the lobby to wait for transportation and have short conversations with friends and neighbors.
- No eating, laying down, sleeping, smoking, loitering or exercising is permitted in the lobby.
- Playing and babysitting are not permitted.
- No luggage or shoes on any of the types of furniture.
- Bicycles are not permitted to be taken through the lobby.
- All moves and deliveries must be made through the designated moving area. No items of any type are allowed to be moved through the main lobby doors.
- Lobby used in common by the owners and residents shall not be obstructed by the owners, residents or their guests or used by them for any purpose other than for entrance and exit to and from their respective units and/or the common elements.

17.12.The Resident Lounge/Sitting Area

- The Resident Lounge/Sitting Area is a space for leisure activities. The lounge/Sitting Area Usage Rules are as below:
- Residents may use the lounge/Sitting Area to wait and have conversations with friends, neighbors and family.
- No eating, laying down, sleeping, smoking, loitering or exercising is permitted in the Resident Lounge/Sitting Area.
- Playing and babysitting are not permitted.
- No pets, luggage or shoes on any of the types of furniture.

18. Smoking/Vaping

The MET is Smoke-Free environment, smoking either cannabis or tobacco, or using electronic cigarettes is **prohibited** in any indoor common area of a condominium, including parking garages, party or entertainment rooms, elevators, residents lounge lobbies, exercise areas and balconies.

TSCC 1952 – THE MET CONDOS

19. Leasing Of Units – The Condominium Act, 1998 - Section 83

The owner of a unit who leases the unit or renewal a lease of the unit shall, within 30 days of entering into the lease or the renewal, as the case may be, notify the corporation that the unit is leased, provide the corporation with the lessee's name, the owner's address and a copy of the lease or renewal or a summary of it in the form prescribed by the Minister; and provide the lessee with a copy of the declaration, by-laws and rules of the corporation. If a lease of a unit is terminated and not renewed, the owner of the unit shall notify the corporation in writing. A corporation shall maintain a record of the notices it receives under this section.

20. Pets

Residents must register their household domestic pets with Property Management. Pet owners are not allowed to walk their pets unleashed anywhere upon the common elements. Pet owners must walk their pets somewhere other than the Condominium property and the owner must clean up after them. Pets are not permitted to be exercised in the lobbies, corridors, stairways, patios, garages or any other portion of the Common elements within the building.

All damages caused by a pet to the building, floors, walls, trims, tiles, carpeting, stairs or any other portion of the common elements are the responsibility of the owner of the suite and the owner must fully reimburse the Corporation for the cost of the repair, replacement or renovation.

No pet dog shall exceed a maximum weight of fifty (50) pounds (22.7kg) or be of a breed that will exceed an adult weight of fifty (50) pounds. At all times, only two (2) pets are permitted per Unit.

21. Food Delivery

Residents to meet food delivery personnel in the vestibule of the lobby area.

All food delivery personnel to wait outside and contact their customers.

22. The Hallway Surveillance Cameras

Under [Section 17](#) of the *Condominium Act* (the "Act"), a condominium corporation has a statutory duty to administer the common elements and to manage the property on behalf of the owners, and the Board of Directors is elected by the owners to manage these affairs in their best interests, pursuant to [Sections 27 and 28](#) of the Act. From a security perspective, this seems like a wise decision. As stated, the hallways of a high-rise property are considered part of the common elements and, therefore, the corporation's responsibility. Hence, installing surveillance cameras on the common elements to administer the common elements.



23. Emergency Numbers

BUILDING LOCATION

Building Name: **The Met** **T.S.C.C. 1952**
 Property Address: 21 Carlton Street
 Toronto, Ontario, M5B1L3

Concierge Cell 416-991-7056
 Phone 416-506-0801 ext. 1
 416-506-1894 ext. 1
Property Management Office **416-506-0801 ext. 2**
416-506-1894 ext. 2

Shared Facilities Manager bhertl@stgpm.com **905-881-3115 ext. 256**

CONTRACTORS

Lock Smith **Infinity Lock** 416-590-0815
 (Doors and lock repairs) 416-464-1988

Fan Coil Repairs **Four Season** 647-887-0099
Aptech 647-878-2378
Sychem 905-660-1669

Electrician **GentElectric** 416-856-3106
Smoke Detectors **Mircom** 905-660-4111

Plumbing **Eduard** 437-999-8381
New Water Plumbing 905-731-2066

General Contractor **Nando Maintenance** 647-229-6675
 (Paint and Drywall)

Window Handle **Pro-Tech Glass** 416-283-8235

Internet Service **Fiber Steam** 416-283-8235
Rogers 647-248-3267
Bell 1 800-773-2121

Status Certificate www.condocafe.com