

Condo Adviser Webinar (January 13, 2021)

- MTCC 555: Bonjour!!
- A.C. MGMT: Could you clarify the 'rules' related to in suite Reno's??
- K. A.: Fold in midst of renovations in unit...what do they do now?
- R. W.: Hello from Collingwood
- C. Z.: Clara Brow; Brown
- K. R.: Good evening from Goderich!!
- A. D.: Should you share info on residents or staff that have tested positive? If so with what granularity?
- N. H.: If they wish, can residents of Condominiums meet amongst each other if limited to 5 people at a time.
- Condo Twin #1: If you select "all panelists and attendees" in the chat, we will all be able to see your questions and comments!
- J. Taylor: What obligations do condo corps have towards residents who are anti-maskers?
- R.: If we're not to leave the house, how can outdoor organized gatherings still occur?
- B.: We're in the midst of a renovation project in the common area. Can it continue?
- L. T.: what do we do if the city by-law officer himself is an anti-masker?
- J. B.: Further to John Taylor's Q...tempers are short and folks are very edgy these days. Advice?
- G.: We have a woodworking shop. If we restrict the use to one person at a time, could we keep it open?

The chat discussion reproduced herein took place between the participants to the above noted webinar. It is being reproduced here for convenience purpose only and at the request of those who participated. For privacy reasons, we are only using the initials of those having participated in the chat (except for comments posted by panelists).

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- A.: What obligations do condo corps have to enforce the stay at home order in cottage style condos have that are a second home to some owners?
- N. B.: Our son had set up a contractor to repair his driveway, as demanded by the city. They are due to start tomorrow. Can this still go ahead?
- D. F.: If Doug Ford has his way all residential construction will be essential
- A. D.: Can a condo decline parking permits for visitors even for a party of one?
- N. B.: Nice one, Dennis
- A.M. C.: With regards to construction work. If construction has been started on a unit, major redo so that there is no bathroom or kitchen at this point, and the unit is rented for March 1st with a signed lease in place, meaning the incoming tenant will be homeless if construction is stopped, can we continue
- J. B.: In-suite renovations?
- L.: Regarding masks - neighbours in our condo have, on several occasions, stood at their suite doors and engaged in animated conversations across the hall - without masks. Toronto Public Health says that thresholds are continuous with the common element hallways and masks are required. These neighbours claim that 'they are okay as they are 6 feet apart' - even though anyone walking down the hall has to walk through their breathe bubbles. Has anyone else experienced this?
- A.: What obligations do condo corps have to enforce the stay at home order in cottage style condos that are a second home to some owners?
- S.S.: only if it is already started before Jan, 12th
- A. D.: Can construction started before Jan 12th continue?
- ICON P. MGMT: How about a massive garage waterproofing project that is set to start end of January?
- M. Clifton: Rod,
Did you catch <https://www.ontario.ca/laws/regulation/210008>
providing for police powers relating to the emergency
Not sure when it was published in relation to when you last checked.
No, it is not the regulation you mentioned waiting for. Just mentioning it in case anyone asks re consequences of non-compliance
- S.H. C.: How do we handle condo owners that don't respect wearing a mask in common areas?
- A.M. C.: We have a Reserve Fund Study with site visit scheduled to start this month, can it proceed?

- P.B.: What about planned “construction”? My client has been living with toxic mould and needs her home remediated and construction to repair. Can there be a delay from the Condo Corp?
- USER: What about hallway renovations
- F. W.: Can routine annual maintenance projects like heat pumps or fire alarm inspections proceed?
- A. D.: Can a BOD who approved a renovation now reverse its decision if it hasn't been started?
- J.: stack cleaning was supposed to be done in 2020. Cases have increased, but we can't delay longer. Can it be done in 2021?
- A. D.: What about liabilities for contracts that need to be stopped. Does the contractors have a right to claim for lost time against a condo?
- P. T.: Hello everyone. What about an installation of a makeup air unit. The work is to start in a few weeks and the work is necessary to improve the air quality of the property. This work is being carried out outdoors in the roof/boiler room. We have been waiting for this MAU for months now. Your input is highly appreciated.
- MTCC 555: Can you speak to allowing or stopping major suite renovations? Stop or allow?
- D. F.: I was in the construction industry for 40 years working on heavy construction projects. These workers eat lunch in site trailers at best. I can't imagine how they stay safe in that kind of atmosphere.
- G. L.: no ponies on site.... Unfortunately :-(
- E. L.: One horse's a** unfortunately!
- S: We have started a full window replacement in our 23 story building. Mockups have been completed and the full work is to start in Feb.
- D. M.: People are to stay at home. If you are issuing visitor's parking passes...presumably to purely social visitors (not a health care worker etc.) is your condo tacitly over-stepping the stay at home order? You can't be stay home when you are visiting friends at a condo.
- R. J.: In the spirit of your comment regarding 'minimizing access' could you please speak to the legality of the ability of a Board to restrict non-resident visitation (save for the exceptions pertaining to emergency maintenance/repair and similar that were outlined before)?
- C.: Can a corporation limit showings of suites to virtual only during the stay at home state of affairs? Or must they permit appointment in-person showings?

- ICON P. MGMT: To add on to the visitors parking permits issuing, does the condo corp have any authority to restrict that? To my understanding we do not have that authority
- M. Clifton: Yes, condos can effect rules, and might be able to rely on the Trespass to Property Act, and might have other options.
- M.W.B.: If you are having troubles enforcing rules, would a call to a health officer be helpful?
- Jas: Toronto has started requiring businesses to report workplace outbreaks. Does the condo have to inform residents if there are confirmed COVID cases in the building?
- N. B.: How many cases constitute "an outbreak"?
OK, so we know about employers. What happens regarding residents?
- A. D.: Should property managers, admin staff on premise and BOD members dealing with contractors and residents have priority to get the vaccine?
- C.: If two or more residents of a condo test positive, is this to be shared to ALL residents? And if so, who is responsible to do so? Public Health?
- A. M.: but you can't screen guests
- Condo Twin #1: Reporting obligations are to the Public Health authorities at the numbers listed
- J. B.: Does notification requirement apply to more than 2 positive cases among residents?
- L. S.: How long do the records of people who sign into the building during covid need to be kept?
- J. B.: Are residents obliged to notify Management if positive?
- Sunshine P. MGMT: A lot of this has to do with high-rise Condominiums. How does this affect townhome style Corporations? Where there are no indoor shared facilities?
- M. Johnson: Cross Bridge contacted TO public health and we were told that if two cases unrelated to the workplace occur, we don't report. This means that two residents testing positive do not fall into the reporting requirement.
You can name me if you want
- Gab: REL Nigel's question-reporting of cases among residents. Transparency is advised, our condo is open and reporting to residents of any cases in the building (500 units) in a compassionate manner.
- Q: what about advising our employees about the identity of the positive cases in the building? They will have to do special services to these residents, like delivering food, removing garbage etc.

- M. Johnson: Positive tests from residents should include delivery to door of parcels, garbage pickup and assurances that they stay home. Do what you can to protect others.
- A. C.: Does 'stay at home' mean stay in your suite?
- S. W.: We have a rooftop walking area which is normally closed in winter. There are residents clamouring for this to be opened.
SHOULD this be opened...?
Or....should we keep this rooftop closed as per normal.
Slip and fall is greatest concern
- ICON P. MGMT: If you could advise whether the corporation has any authority to restrict visitors/visitors parking permit issuing, that would be very helpful. Thank you!
- M. Johnson: I would suggest that generic communication should go out and in that communication we should relay that all residents should conduct themselves as though there is a positive case in the condo.
- N.: My opinion is if you have to question about the opening of a rooftop facility, then, most probably keep it closed. You can avoid problems of social distancing as well as precarious footing if ice or snow is there
- S.H. C.: Can you please put those three topics up on the screen?
- J. Reid: Excellent comment Murray... I agree. Your employees should treat all persons and areas in the building as if a Positive test just walked by.
- L.H.: I also wonder about restricting visitors. We have a lot of in and out from families etc. essential or not
- N. B.: Why would the answers to these questions be any different from the flu vaccine?
- L.H.: I would think cuz this is a more contagious virus.
- S.H. C.: Some families though are the caregivers.
- S. W.: :)
- M. Johnson: always remember fair and equal administration of the access to common elements and application of rules.
- D. W.: this is the first time I have joined you and I think this is a wonderful resource, thank you
- N. B.: Right now, the only contractors who can be required to be vaccinated would be over 80. That produced a different problem.
- M. Johnson: There are cultures that do not believe in vaccinations, while I don't agree, that does not negate their cultural belief.

- N. B.: produces
- A. C.: Repeat - does 'stay at home' mean stay in your site?
- M. J.: Stay positive but test negative
- A. C.: Typo correction - does stay at home mean stay in your suite?
- N.H.: If they wish, can residents of condos meet amongst each other if limited to 5 people at a time?
- ICON P. MGMT: A. Cormier:, people can still go outside for essential purposes such as grocery/doctors etc. Their units are their homes, but they can go throw out the garbage and pick up parcels etc. If you are quarantined then off don't leave your unit
- L.H.: Common sense might mean that do not go out just uz...you can go outside but you have to entertain yourself without exposing others to your/their germs.
- N.: I believe that condo residents can and should get outside to walk for sure wearing mask when they leave their suite and if <5 meet up outside they should always maintain social distancing
- L. H.: No residents cannot meet inside period. Go outside and keep your distance.
- M. Johnson: Is facilitating a vaccination on site any different that allowing voting stations?
- J. B.: easy rule: If you are asking whether the trip outside is essential or not, then it probably isn't
- E. L.: Don't forget, when it finally gets to "normal" people, it will be age related.
So any clinic has to agree to that
- L. H.: How many Condos have people with positive Covid-19 tests???
- E. L: need an old demographic, first of all!
- R. J.: with all due respect much more of a liability issue with respect to medical undertakings vs a polling station
- N. B.: The difference with the covid vaccine is of course that it needs to be held at a very low temperature. Most condos don't have the facilities.
- M. Johnson: In Toronto the number of positive cases in the population is actually quite high.
- R. J.: @Laurie - of 5 buildings I know of with friends & family...3.

- L. H.: Going outside for mental health is essential!
- N.: I agree Laurie
- R. J.: @Laurie - *3 buildings
- L. H.: I know 1 outside my family that works in a hospital.
- K.: Does the Corporation have any authority to restrict visitors/visitors parking permit issuing?
- F. W.: Our insurance brokers have advised against involving the condo corporation in immunization campaigns.
- M. Clifton: Rod's making a lot of valuable points. I wouldn't say "it's not our business" but the concerns cited make sense. Without those concerns (i.e., if they could be completely resolved), I see no problem with condos supporting access to vaccination.
- E. L.: How many condos have residents who travelled to Florida to get the vaccine?
- J. B.: Can you respond about restricting visitor parking?
- N.: I totally agree with Josee
- R. J.: And with respect to privacy and notification of positive tests - one building I know adopted the practice of: if a positive test comes to light - the building is alerted while keeping the person anonymous - and a separate alert - again without naming the person - is sent to the floor
- L. H.: why would visitor parking be restricted?
- M. Johnson: It's nice to hear that you all have varying opinions. Well done!!!
- G.: Foodos ro M. Clifton: - I can see condos becoming vaccination centers for residents. Dry ice is the solution for keeping the vaccine viable.
- M. L.: Thanks everyone. Interesting, as always. Great to see you all again. Happy New Year.
- R. J.: tough topic - good chat - and good back and forth in this chat gang. Appreciate it thanks.
- ICON P. MGMT: @Laurie I agree, however my sister property is asking me to restrict it but I do not believe we have any authority to do so
- E. L.: Thanks, yet again!
- S. Sun: overnight permits

GLE: Thank you all

R. W.: Thanks very much from Collingwood

G. L.: Thanks Rob and the crew!

M. Clifton: A very practical, sensible and well-presented seminar. Thank you guys.

P. S. thanks all

CHE: Merci!

L.: Thank you so much.

K. G.: Agree with @gabriel and @Rand. Transparency with compassion is ideal. It should be generally anonymous, but due to shared areas, the building in a complex should be noted. It benefits everyone. Keep in mind that condo board members are ALSO owners.

GLE: also appreciate all posting from Lash

MTCC 555: Thank you!!!

C. K.: Thank you very much from Vanier, Ottawa

Roz: Merci bien. Great as always

N.: Again I appreciate the panelists for their dedication to keep us involved and informed!

C. S: Excellent webinar. Thank you all

ICON P. MGMT: LASH IS THE BEST!! :)

N. B.: Thanks to everyone. Obviously the issues keep coming!!

M. Johnson: Rod, stay positive but test negative!

D.: Thank you for sharing your specialized knowledge.

M.: Excellent! Thank you.

J. B.: Thanks for the great info

D. Lewis: Thanks, again, panel. Good discussion!

GAB: How can I copy the chat text?

DWI: Thank you, very helpful!

B. N.: Thank you for an excellent webinar, very informative.

LIS: Thank you for all of the information!

N.: Time to put the ribs on the bbq and uncork the wine!

R. S: thanks to everyone!!

S. W.: @Nancy.... will you share the ribs and wine?

N.: Absolutely come on over!

N. B.: Barbecue? Can your condo use one? We can't.

K. M.: Thanks to everyone

N.: First priority when I bought my condo must have bbq

L. Z.: Thank you everyone

E. L.: Owner's owned BBQ's only!

M. Johnson: Great job everyone!

gunner1: Thanks to Rod and the panel

E. L.: Thanks

R. J.: be well everyone