

## Condo Adviser Webinar

### Deep Dive on Condo Insurance (April 7, 2021)

C.C.M.: Good plan

C.C.M.: Good evening everyone.

R.W.: Hello from Collingwood

K.R.: Greetings from Goderich, everyone!!

P.G.P.M.: Hi Ray!

J.H.: Good evening all... looking forward to a hot day tomorrow?

M.: Hi All

Tricia Baratta: Rod - did you want me to be answering any of the Q&A questions while we go along?

K.B.: Hello from Stratford.

C.C.M.: David, Ottawa here (Orleans I'm an outsider)

D.D.: Ready for another worthwhile hour!

S.S.: Good evening from Niagara-on-the-Lake

V.V.: The new avengers with a mix of some old ones, I like it.

M.M.: Lovely weather in Port Stanley.

W.S.: Nice Jingle! Haha

P.: Hello everyone - from pat in Barrie

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- A.D.: Happy to be here and learn from the panel
- USER: volume please.
- C.C.M.: Graeme, purchase land in Scotland and you can be a Lord, legally. One step closer to being a King. I purchased it for my grandkids.
- K.H.: Would a bare bones standard unit by-law result in reducing corporation premiums? Would there be a percentage estimate by how much, say for a corp of 40 detached two story dwellings?
- M.S.: Frequently? Daily, weekly?
- E.L.: Very pleased to see Tricia, from Ghallager, on the panel. Our prestige condo just switched to Ghallager with this January's renewal. We were very pleased with the manner in which our broker handled things. Paul Clancy.
- Charles Davies: Construction Activities - doe this include suite renovations?
- Tricia Baratta: Hello Eric! So pleased you are in attendance and that Gallagher is your insurance teammate!
- E.L.: Thanks :)
- P.O.: WRT in unit services, are pet groomers, house cleaners, non-essential services, permitted to take place
- G.: Volunteer insurance refers to Committees - Correct?
- C.C.M.: CCC188 110 town homes, \$180,000.00 deduct, 100,000.00
- P.G.P.M.: Doesn't it depend on the appliance? What about a furnace or a/c unit?
- J.H.: Special assessment coverage?
- D.DES. How is Third Party Liability assessed? How does the policy determine who caused the damage. A toilet overflows and you are not home? Who caused that damage?
- C.C.M.: David D, I would say the owner who did not turn off their water supply as required when out of the unit for more than three days
- D.DES. Thanks but what about me going to the office for the day?
- G.V.: Premiums are a function of valuation so the absolute \$ value is meaningless. Shouldn't we have the premium cost per \$ 1,000 of valuation?

- D.F.: I live on the top floor just below the roof, so if I put \$50k into my suite for improvement and the roof leaks my insurance is on the hook to bring my suite back up to standard therefore my premiums rise through no fault of my own. Doesn't seem fair to me.
- J.B.: Can you explain "termination" of the condominium?
- D.DES: How is the concept of an insurable event defined? Versus the concept of a owners obligation to maintain? Who decides these two concepts which are often in conflict?
- Charles Davies: LOL - 120 days!!
- Rod Escayola: Lol! In a perfect world...
- David Plotkin: Insurable Event typically means an event, loss or damage for which the Insured is entitled to benefits under the Policy.
- G.V.: Our Insurance broker thru FSR gave us renewal 21 days before expiry.
- David Plotkin: So you have to look at the insurance policy, is the short answer
- G.: David D asked about definition of "Insurable event" I would like to know that too.
- David Plotkin: I responded just above :)
- J.B.: If a corporation can't get insurance, what are their options?
- David Plotkin: On the question of "termination" after a substantial damage (over 25% replacement cost), this is a complex process. But in short: the condo could cease to be a condo governed by the Condo Act. It could be put up for sale, or administered otherwise by court order. (Interesting topic! Maybe a future blog from the CondoAdviser)
- M.: Why plan to make a claim only when it's 2-3x the deductible rather than just get a deductible that matches the level where you'd make a claim?
- G.L.: If my condo unit has been completely renovated with improvements, does this mean that should I ever have to replace everything, the Corporation's insurance would not apply since all the standard unit features are improvements?
- Charles Davies: Bare bones is not for everyone and could lead to a unit damaged and never repaired \*could lead
- C.: Does the standard unit by-law yield any benefits to individual owners?
- Charles Davies: Same for smoke alarms - auditors don't like that type of work done by corp

- G.: Who determines the Fault? In our case the bylaw is worded so that the owners is automatically at fault. I feel like living in another province where a person is guilty until proven innocent!
- J.: what if the corp is at fault? - as in, they do not flush the drains and they get clogged with fat and water overflows into a unit from the drains of the unit's above them the drain pipes in the common elements - not in unit owner's units
- G.: This topic needs at least 4 hour discussion!
- J.: yup
- J.B.: Good question, J.
- J.: who can give an opinion on that?
- J.: CCC882 Does your Corp/Property Mgmt. ensure compliance by owners resident and not (tenancies) by annual submission of proof of insurance
- J.: the probe
- C.C.M.: And now if the director does not take the advice of the professional, they may not be covered by the E&O insurance and held personally liable, yes? Is it possible?
- From J.: CCC882 Similarly does your Corp/Property Mgmt ensure all cost/risk related insurance affecting activities follow approved processes i.e. renovations, move in/out, etc.
- Charles Davies: Yes we do
- C.C.M.: Thanks Charles Davies: I am preaching the right may be advice.
- K.S.: Questions should be posted here or Chat? Seems I misunderstood...
- G.: Is there a new Regulation yet regarding the deductible bylaws? I hope they are NOT going to be grandfathered! Some are written so that the owners is automatically "guilty".
- USER: do condo owners need to buy insurance for earthquake
- J.H.: Charles Davies: what grade of washing machine hoses did you provide? Modern, high-end hoses are double-wall with an automatic shut-off valve if the inner hose leaks. Did you supply this type?
- P.J.S.: Charles Davies: does your standard unit bylaw include the heating/ac unit? (Air handler)
- D.: Awesome - thank you for all of this information!
- D.DES: Are proposed changes to the OCA not going to have a big impact on this conversation regarding a deductible bylaw?

David Plotkin: Stick around for survey talk!

R.W.: Thank you all very much from Collingwood

David Plotkin: A CondoAdviser Extra

M.M.: Thanks for a very informative and helpful present

R.W.: No Hoses

M.M.: presentation

K.R. Very informative session. Thanks for all the work you do.

R.: Informative, Thank You from Thornhill

C.C.M.: best bet is to make everything construction grade and no flooring, replacement

S.S.: Thank you so much, very informative.

C.C.M.: Talk to your manager with questions.

A.D.: Thank you all. Very informative

L.Z.: Thank you! Very informative

DWI: thank folks!

P.: thanks! Great information -

G.N.: Thanks everyone!

B.: Premium per unit would be a nice measure

Stacey S. Kurck: I have to take this call Rod, thank you for the invite! It was great to participate .... Great to spend time with all of you :)

C.C.M.: David. Mine is the 100,000 Broker is Gall. And they are town homes row and blocks not stacked

E.L.: How many respondents in total?

B.: Thanks all

PAM: Thanks so much!!

O.D.: Thank you

C.C.M.: Good stuff. Thank you everyone.

R.W.: Thanks again from Collingwood

V.K.: Thanks all, see you in a month.