vibe
at liberty village

TSCC 2119
100 Western Battery Rd. Toronto, ON, M6K 3S2
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June 29th, 2015

TO: THE UNIT OWNERS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2119
RE: *SHORT- TERM RENTALS AND PARKING RESTRICTION RULES*

Rules and Regulations Governing the
Use of the Common Elements and Units

Notice to Unit Owners and Residents

For the past few months our Board of Directors has received complaints regarding short-term rentals and parking rules.

Short-term Rentals:
Our current rules do not permit short-term rentals as per zoning by-laws, which provides that the use of residential units at TSCC 2119 can only be for personal exclusive long-term occupancy. No lease shall be for a period of less than six (6) months. A hotel, boarding house, rooming house or short-term rental use would be against the residential zoning laws.
The Board reviewed the existing rules and amended them to be more concise, clear and ensure the rules are enforceable.

This year will likely bring an increase in short-term rentals as Toronto prepares to host the 2015 Pan Am and Parapan Am Games in July and August.

With the arrival of web-sites such as airbnb.com, homeaway.ca, flatbook.com, condominiums face real problems with short-term renters in condominium buildings, who do not always respect the rules of peaceful and harmonious co-habitation required in condominium life. For this reason the TSCC 2119 Board of Directors is actively addressing this issue.

There is a "hidden" risk to which condo owners had perhaps not considered and that is insurance. Owners could be very poorly protected if accidents in their condo unit cause an injury or damage the property as their personal insurance will likely not cover any damaged walls, furniture, appliances or flooring when renting on a short-term basis; "vacation renters" do not always care about the welfare of the unit or building.

Some owners do not have an issue with property sharing services. However, for others, this situation can be unacceptable, even nightmarish, particularly because it brings additional concerns on the security, insurance plans, as well as the level of the maintenance of cleanliness and the tranquility of the building.

Parking Rules:
Our new rule will now allow the parking of more than 1 vehicle in a parking spot.

The improvement to this rule is in response to several residents who own a motorcycle and/or an electric bike. Both items are prohibited from being stored in a storage locker and forcing them to rent or purchase another parking spot for such motor vehicle can be costly.

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The Board of Directors is constantly seeking to improve condominium living for VIBE residents. This is why we have also reviewed the parking rules and declaration and have agreed to amend them in order to allow residents to park one car and one motorcycle or one electric bike in a parking spot without going over the parking spot limits or obstructing the neighbouring parking spot.

Parking spots are only to park a motor vehicle, not to store any other type of items such as tires, boxes, sport equipment, household items, etc. as it goes against the fire code laws. Having an extra motor vehicle in a spot does not go against the fire code; this has been confirmed with the fire department.

Pursuant to Section 58 of the *Condominium Act*, 1998, the Board of Directors has the power to make rules respecting the use of the common elements and the units; to promote the safety, security or welfare of the owners and of the property; or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units. Any loss, costs, damages or liability arising out of conduct in contravention of these rules shall be borne by the unit owner and may be recovered by the Corporation against such owner in the same manner as common expenses and in accordance with the By-Law No. 1.

The Board of Directors has considered the recommendation of the Property Manager and the Corporation's Lawyer and has passed the attached Rules and this Notice, which are intended to replace the previous rules that were prepared by the developer when VIBE Condominium was still in the planning stages.

Owners have the right to requisition a meeting of owners pursuant to s. 46 of the Condominium Act, 1998 to discuss whether or not to approve the Rules if the owners of at least 15% of the units (48 units), who are entitled to vote, deliver to the President or Secretary of the Corporation a proper requisition in accordance with all of the criteria of s. 46 of the Act within 30 days of the date of this Notice of Rules.

The attached Rules shall become effective 30 days from the date hereof (July 29th, 2015), or at such date as the owners may approve them at a meeting of the owners, if the board receives a requisition within 30 days from the date hereof for an owners' meeting to discuss the Rules.

Any questions regarding the rules should be addressed to the Board of Directors, Toronto Standard Condominium Corporation No. 2119, 100 Western Battery Rd., Toronto, Ontario, M6K 3S2, Attention: Management Office or at vibecondo@bellnet.ca

We hope you agree the attached Rules are in the best interests of your condominium corporation.

Dated at Toronto this 29 day of June, 2015.

TORONTO STANDARD CONDOMINIUM CORPORATION No. 2119

Michael Girard,
President of the Board of Directors