

YORK CONDOMINIUM CORPORATION NO 323
REVISED CONSOLIDATED RULES AND REGULATIONS

Article V
Security Respecting Tenancies

(In this Article, "owner" means the owner of a unit and does not include a tenant.)

1. In pursuance of Paragraph (2) of Article IV of the Declaration, the following Rules shall apply to the use and occupation of units which are not occupied by a unit owner:

- (a) No unit shall be occupied under a lease or license arrangement for transient or hotel purposes;
- (b) No portion of a unit (other than the entire unit) shall be partitioned or divided for use as a single-family residence as defined according to the City of Toronto Zoning By-law;
- (c) In order to ensure and to facilitate practical and full compliance with Section 83 of the Condominium Act, 1998, as amended (the "Act") and with Article IV of the registered Declaration, an owner shall immediately provide to the Corporation a completed and executed Form 5 (Summary of Lease or Renewal) and such other information as the Board may from time to time reasonably require.
- (d) Prior to the commencement date of a tenancy, an owner shall provide access to the unit to the Corporation for the purpose of inspecting the unit, including air-conditioning/heating units and plumbing fixtures to ensure that the unit has been maintained in a good state of repair in accordance with the Declaration and Section 92 of the Act, and the owner shall forthwith comply with any notice from the Corporation requiring the owner to effect repairs to the unit prior to the commencement date of the tenancy.

2. Prior to the commencement date of the tenancy, the owner shall deliver to the Corporation an Agreement duly executed by the tenant in accordance with the Declaration. In the event that the owner fails to provide such Agreement and to comply, with Section 83 of the Act, any person or persons intending to reside in the owner's unit shall be deemed to be a trespasser and entry to or upon the common elements may be expressly denied by the Corporation until and unless such person or persons and the owner comply with the within Rules and with the Act. No reservation of an elevator for move-in by a tenant will be permitted until said Agreement and said information required by foregoing Rule No. 1(c) has been provided to the Corporation.

3. Within twenty (20) days of an owner ceasing to rent a unit, or within twenty (20) days of an owner being advised that a tenant has vacated or abandoned a unit, as the case may be, an owner shall notify the Corporation in writing that the unit is no longer rented.

Article VI - Pets follows overleaf