

M CITY CONDOMINIUMS

HOMEOWNER'S
GUIDE



**WELCOME
TO YOUR NEW
M CITY HOME.**

> MISSISSAUGA'S FUTURE STARTS HERE.

We have put together this guide as a quick reference complete with information that will answer questions you may have about living in a condominium and your particular unit at M City.

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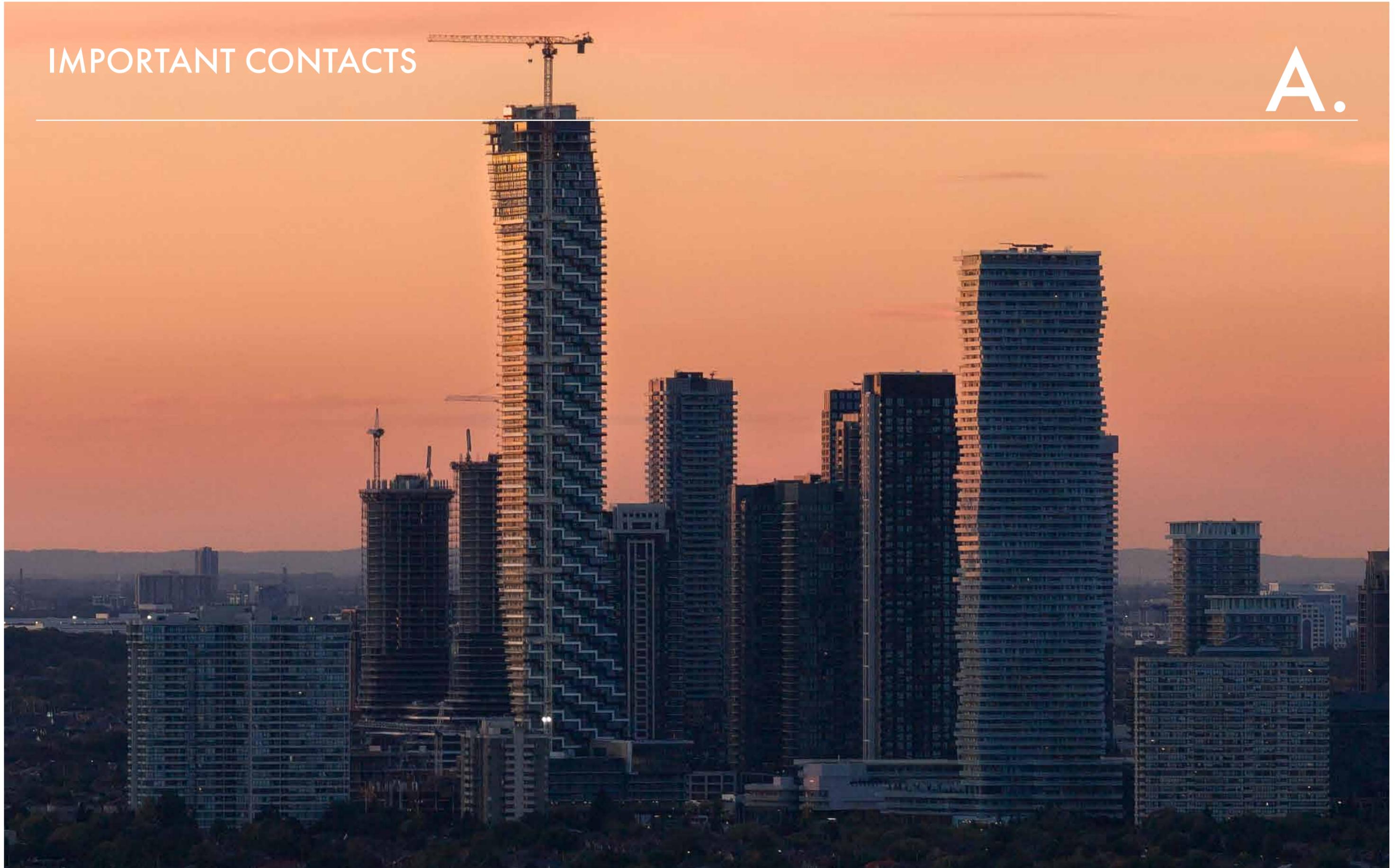
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IMPORTANT CONTACTS

A.



CONCIERGE

The primary function of the Concierge is to:

- Control the flow of vehicular and pedestrian traffic into the building;
- Monitor the cameras located throughout the parking areas and other common areas;
- Attend to emergencies;
- Respond to resident requests for information and assistance;
- Assist with elevator bookings and move-ins/outs;
- Assist with deliveries, visitor parking, booking amenities, and accepting small parcel deliveries (only non-perishable items);

More information on M City Concierge service is set out in Section C.2.8.

CONCIERGE

T 437.776.8098

E mcity3.frontdesk@fsresidential.com

PROPERTY MANAGER

You should contact the Property Manager to deal with such issues as:

- Cleanliness and maintenance of the common areas;
- Malfunctioning of such things as the garage doors, garbage chutes or recycling systems;
- Building security and access issues;
- Concierge issues;
- Fire alarm malfunctioning;
- Broken pipes or plumbing problems;
- Noise issues with neighbours, where they cannot be settled privately;
- Collection of monthly common element fees;

M CITY 3 PROPERTY MANAGER

Ted Blomme, Property Manager

FirstService Residential

T 647.438.8626

E ted.blomme@fsresidential.com

David Ta, Assistant Property Management

FirstService Residential

T 647.438.8626

E david.ta@fsresidential.com

Head Office

2645 Skymark Avenue Suite 101

Mississauga, Ontario

L4W 4H2

BUILDING EMERGENCIES

In the event of an emergency, such as water leakage or any urgent deficiency that could cause damage or harm, please contact the Property Manager immediately. During off-hours you should contact the emergency service department of the appropriate utility and/or the Property Manager by way of this emergency number.

FOR ALL MEDICAL EMERGENCIES, CALL 911.

FIRSTSERVICE RESIDENTIAL

24 HOUR CUSTOMER CARE LINE

T 1.855.244.8854

CUSTOMER CARE

Please address all in-suite Tarion deficiency claims and warranty items to our Customer Care Department.

More information on Customer Service is set out in Part E.

CUSTOMER CARE OFFICE

**3917 Quartz Road
Mississauga, Ontario
L5B 0M6
T 905.369.1477
E m3customercare@urbancapital.ca**

DEVELOPER

Urban Capital is the development manager of M City and represents the Vendor entity that sold your unit to you. If you have any questions with respect to the purchase of your unit or the terms of your purchase agreement, please contact our Customer Care Department.

M CITY 3 CUSTOMER CARE

**T 905.369.1477
E m3customercare@urbancapital.ca**



BOARD OF DIRECTORS

The condominium's Board of Directors is responsible for enforcing the Declaration, By-laws and Rules of the condominium as well as general affairs and owner concerns in the building. The Board will consist of owners who volunteer and are elected during the turnover meeting, which will be held approximately two months after the building is registered.

**TO CONTACT THE BOARD OF DIRECTORS,
PLEASE SEND ALL CORRESPONDENCE
THROUGH THE PROPERTY MANAGER.**

B.1 WHAT IS A CONDOMINIUM?

The term “condominium” typically refers to a form of legal ownership, rather than a particular type of building. Condominiums are most often thought of as high-rise residential buildings, but they can also be townhouse complexes, low-rise residential buildings and even commercial complexes.

Condominium ownership consists of two parts. The first part is a collection of private dwellings called “units”. Each unit is owned by and registered in the name of the purchaser of the unit. The second part consists of the “common elements” of the building that may include lobbies, hallways, elevators, recreational facilities, walkways, gardens, etc.

Common elements may also include structural elements and mechanical and electrical services. The ownership of these common elements is shared amongst all the individual unit owners, as is the cost of their operation, maintenance and ongoing replacement.

Each unit owner has an undivided interest in the common elements of the building. This undivided interest is usually expressed as a percentage equal to the size or value of the unit in question compared to the total size or value of all of the units in the condominium. This percentage determines your ownership percentage in the common elements as well as the monthly fees that you must pay towards their upkeep and renewal.

B.2 WHAT IS THE PROCESS TO CLOSE MY CONDOMINIUM PURCHASE?

There are four basic steps to registering your condominium and closing your purchase.

STEP 1: OCCUPANCY (INTERIM CLOSING)

You first take possession or “occupancy” of your unit when it is ready to be occupied. Prior to this time we will have notified you of your Confirmed Occupancy Date and you will have attended your Pre-Delivery Inspection (PDI) (more on this later).

At the time you take occupancy of your unit it is most likely that the condominium will not yet have been “registered” (more on that later), so we cannot transfer legal title of your unit to you (as the title has not yet been created). So, instead of paying us the balance of your purchase price, you are required to pay a monthly Occupancy Fee (similar to rent), which consists of three elements:

1. Monthly Condominium Fees
2. Estimated Monthly Realty Taxes
3. Monthly Interest Component on the balance of your purchase price (i.e. just the interest component, not any principal repayment).

Approximately 30 days prior to your Occupancy Date, we will provide your solicitor with the specific calculation of the above amounts, and you will provide us (again through the solicitors) with a pre-authorized deposit form for the payment of occupancy fees directly through your banking institution.

Please note that your “Occupancy Date” is not the same as your move-in date. Your Occupancy Date is the date on which your Interim Closing takes place, an action involving your and our solicitors, while your move-in date is the date you actually move into your unit.

STEP 2: CONDOMINIUM REGISTRATION

A condominium is formally created when it is “registered” with the provincial registry or land titles office. Once all the units and common elements within the building are “substantially completed” (a technical term certified by our architects), the condominium registration process begins. This process is initiated when we submit plans and paperwork to the proper governmental authorities.

The Plan of Condo, Declaration and Description are ultimately registered in the Land Titles Office, following approval of these documents by the authorities.

At the time the condominium is registered, the original property that existed before registration is legally divided into individual condominium units plus the common elements.

Because no title has yet transferred to any individual purchaser, at this point the developer still owns the property, although now in the form of individual condominium units (together with the common elements), rather than one undivided parcel of land.

It is the developer’s responsibility to manage the condominium registration process, and we will notify you within 30 days of the building’s registration. The entire process may take up to a year following your Occupancy (Interim Closing), and timing will largely be dependent on the process with the municipal and provincial authorities.

STEP 3: UNIT TRANSFER (FINAL CLOSING)

The Unit Transfer Date, or Final Closing Date, is the date upon which you receive title to your unit, and occurs approximately four to six weeks after the condominium has been registered. We will give your solicitor notice of the actual Unit Transfer Date. All units in the building typically close on the same Unit Transfer Date.

On the Unit Transfer Date, your purchase and sale transaction with us is “closed”. The closing is based on a statement of adjustments that our solicitors prepare. This Statement of Adjustments accounts for outstanding occupancy fees, realty taxes, warranty fees etc. as provided for in your sales contract. At this time, your solicitor will receive a deed/transfer of title to your home (for ultimate registration), in exchange for your payment of the outstanding balance of the purchase price. This outstanding balance can either come from a final cash payment or from a bank that is providing you with your mortgage.

It is your responsibility to make all arrangements with your bank and solicitor and be prepared to close your purchase on the Unit Transfer Date. Any post-dated interim occupancy cheques recorded and not cashed will be voided on this day.

STEP 4: TURNOVER

Once the unit transfers have taken place, a Board of Directors, elected by and generally made up of the individual condominium owners and occupiers, takes responsibility for the management of the corporation’s business affairs. A Turnover Meeting is called where this transfer of responsibility (from the developer to the newly elected Board) takes place. This turnover meeting typically happens a couple of months after the Unit Transfer Date and you will be advised of the date by the Property Manager.

B.3 WHAT DO I OWN WHEN I BUY A CONDOMINIUM?

When you purchase a condominium, you own your unit, as well as the specific percentage allocated to the unit of the common elements. The boundaries of each individual unit and the percentage of common elements you own may vary from condominium to condominium depending on how they are specified in the condominium’s governing documents.

The boundaries of your condominium unit are an important consideration, particularly if you plan to undertake any alterations or renovations. The unit typically includes any equipment, systems, finishes, etc. that are contained only in the individual unit.

Components of building systems that serve more than one unit, such as structural elements and mechanical and electrical services, are often considered part of the common elements, particularly when they are located outside of the unit boundaries specified in the condominium’s governing documents.

There may be some parts of the condominium complex that are called “exclusive use common elements.” They are outside the unit boundaries, but for the exclusive use of the owner of a particular unit. Balconies and terraces are common examples of exclusive use common elements. While these spaces are exclusive to your use, there may be restrictions on how and when you can use them. Your condominium documents will spell out your unit boundaries, what are considered common elements, and what are considered exclusive use common elements.

B.4 WHAT RULES + RESTRICTIONS MIGHT I ENCOUNTER IN A CONDOMINIUM?

Every condominium is governed by its own set of rules, regulations and by-laws. These are necessary to ensure that condominiums are properly operated and maintained, and also to define the rights and obligations of the individual owners. With respect to the latter, condominiums may have restrictions regarding the number of occupants per unit, pets, noise, parking, and when certain amenities may be used.

Many condominiums have rules concerning the alteration of the unit space or its appearance. For example, M City's rules limit what colour and type of blinds you may install in your unit (white or off-white when visible from outside and backed with white or off-white to present a uniform appearance to the building exterior), and what you can store on your balcony, in order to maintain a consistent look of the exterior of the building.

The rules of your condominium are outlined in the condominium's governing documents, principally the Declaration and Disclosure Statement. Drafts of these two documents were provided to you upon your original purchase, and the final form will be provided to your solicitor as part of your closing process.

If you have questions or are uncertain of these condominium rules and regulations, contact your solicitor or the Property Manager.

B.5 WHAT'S INCLUDED IN MY CONDO FEES?

Unit owners pay a monthly condominium fee to cover their portion of the operating expenses of the common elements. A portion of this fee is allocated to the Reserve Fund that is created to ensure that there are sufficient funds available for major repairs and replacements over the life of the building. Condominium fees are typically calculated based on the annual operating cost of the entire condominium, and then multiplied by each unit's percentage ownership.

Condominium fees may include:

- Day-to-day care and upkeep of the common elements (e.g. snow removal, landscaping, cleaning of the common elements including carpets and non-accessible exterior windows, heating/cooling system maintenance);
- Contributions to the Reserve Fund, which is used to pay for major repairs to and replacement of common building systems to ensure that the condominium is kept in good repair over the life of the building;
- Property Management fees;
- Building repair and maintenance;
- Salaries of condominium employees (e.g. concierge);
- Costs of operating and maintaining the amenities (e.g. pool, recreational facilities, party room);
- Common area utilities;
- The condominium corporation's insurance policies;

What is, and is not, included in a condominium's monthly fees is clearly outlined in the operating budget. For the first year of the condominium's operation, you should refer to the Budget contained in the Disclosure Documents that we provide to you and your solicitor at closing. This budget formed the basis of the condominium fees that your Property Manager will be collecting from you for the first year.

For subsequent years your Board of Directors, working with your Property Manager, determines the annual condominium budget. As an owner you get to approve this budget at the Annual General Meeting of the condominium.

Condominium fees are neither optional nor negotiable. For example, unit owners are required to pay a share toward the care and upkeep of amenities such as swimming pools, regardless of whether they plan to actually use such amenities. Unit owners cannot withhold payment of their condominium fees if they are displeased with the Board of Directors, the Property Manager or other unit owners.

In Ontario, the condominium corporation can register a lien on your unit if you do not pay your share of the common expenses. This means the corporation may have the right to sell your unit to recover the money it is owed. At a minimum, all the costs that the corporation has incurred to collect your fees will be charged back to you, with interest.

B.6 WHAT IS MY RESPONSIBILITY VS. THE CONDO CORP'S RESPONSIBILITY TO MAINTAIN?

Most condominium corporations contract out the day-to-day operations of the condominium to a Property Management company ("Property Manager") under the direction of the condominium's Board of Directors. Arranging for the cleaning of common areas; payment of common element utility bills; operation and maintenance of the domestic hot water and heating and air-conditioning systems; snow and garbage removal; and the collection of monthly maintenance fees typically fall under the jurisdiction of the Property Manager.

There are usually limits on the Property Manager's authority. For example, anything that requires a major expenditure, or an expenditure not accounted for in the annual budget, may have to be approved by the Board of Directors. The Property Manager is not responsible for items or operational problems within individual units, unless they are related to the common elements (e.g. heating systems, roofs, windows, exterior walls).

You as the condominium unit owner are responsible for some maintenance duties, and the condominium corporation is responsible for others.

Maintenance duties for the unit owner typically include:

- Internal unit plumbing, appliances, heating, air conditioning or electrical systems that are contained in and serve only that unit;
- Cleaning window surfaces that are accessible from outside the unit (i.e. where there is a balcony or terrace);
- Cleaning some parts of the common elements like balconies and patios that are assigned to or for the exclusive use of the unit holder;

Maintenance duties for the condominium corporation typically include:

- Common area plumbing, electrical and heating and air-conditioning systems;
- Roof repairs;
- Window and door repair and replacement;
- Landscaping;
- Upkeep of recreational amenities and parking areas;
- Any other common area of the property;

Sometimes the responsibility for maintenance and repair can be shared. For example, a heating and air conditioning (HVAC) system may be part of the common elements, but the unit owner may be responsible for some tasks such as changing filters. Please contact the Property Manager if you have any questions about your maintenance responsibilities.

B.7 HOW DO I GET A COPY OF THE DECLARATION AND BY-LAWS?

Your condominium's Declaration and By-laws will be provided to your solicitor after the condominium is registered and will be updated by your Property Management going forward.

B.8 ARE THERE ANY RESTRICTIONS ON RENTING OUT MY UNIT?

Some condominium buyers may purchase their units as an investment with the intent to rent them out. While most condominium corporations allow owners to rent their units to third parties, there are a few steps that you need to take before doing so. For the most current information on the rental rules at M City please contact your Property Manager and refer to the Declaration included in your Condominium Documents. Most importantly, the Property Manager must always be aware of who is living in the unit and have their contact information should there be an emergency.

M CITY 3 INFORMATION



C.1 THE DETAILS

C.1.1 BUILDING ADDRESS

Your residential municipal address is:

CONDO:

448 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ONTARIO
L5B 0R4

TOWNHOMES:

479, 481, 483, 485, 487, 489 & 491
SOHO AVENUE , MISSISSAUGA, ONTARIO
L5B 0R6

C.1.2 LOBBIES, ELEVATORS AND CIRCULATION

The lobby is located on the Northeast corner of the building. In M City 3, there is a total of eleven elevators that are divided into three groups, providing access to select floors throughout the building.

Podium & Garage Elevators (P7 to 7th Floor)

There is a total of three (3) podium & parking elevators (Elevators 1-3), providing access to the lobby, 1st to 7th floor, and all residential parking garage levels above-ground (2nd to 5th floor) and below-ground (P1 to P7).

Tower Low Rise Elevators (Lobby & 6th to 50th Floor)

There is a total of four (4) low rise elevators (Elevators 5-8), providing access to the lobby, 1st and 6th to 50th floor.

Tower High Rise Elevators (Lobby, 6th, 7th & 51st to 77th Floor)

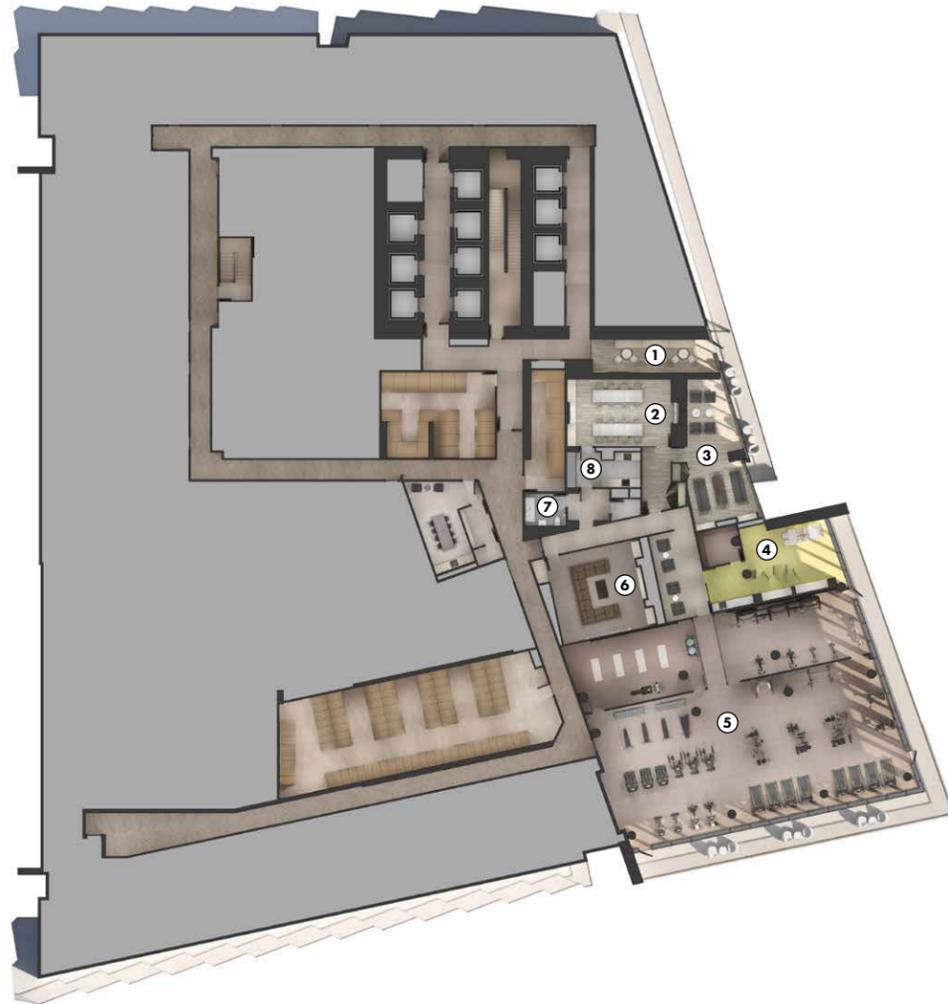
There is a total of three (3) high rise elevators (Elevators 9-11). Providing access to the lobby, 6th, 7th and 51st – 77th floor.

Residents located in the tower portion of the building will transfer from the high-rise or low-rise elevators to the podium elevators to access to the parking garage levels.

**PLEASE REFER TO THE BUILDING'S
ELEVATOR DIAGRAM ON THE
FOLLOWING PAGE**

C.1.3 AMENITIES

Amenity spaces are distributed throughout levels six (6) and seven (7). Your condominium board will set the rules for reserving and using the building's amenity spaces. All amenity areas are accessible using your key-fob.



LEVEL 6 AMENITIES:

- | | | |
|---------------------|-------------------|-------------|
| 1. Wifi Lounge | 4. Kids Lounge | 7. Washroom |
| 2. Party Room | 5. Fitness Centre | 8. Kitchen |
| 3. Fireplace Lounge | 6. Screening Room | |



LEVEL 7 AMENITIES:

- | | | |
|------------------------|-----------------|-----------------------|
| 9. Party Room | 12. Indoor Pool | 15. Dining & BBQ Area |
| 10. Women's Changeroom | 13. Sun Deck | 16. Kids Playground |
| 11. Men's Changeroom | 14. Splash Pad | 17. Outdoor Lounge |

C.1.4 VEHICLE PARKING

RESIDENT VEHICLE PARKING

Resident parking is above-ground and below-ground. Residential parking is located on levels 2-5 above-ground and levels P2-P7 below-ground.

Please note:

- When entering the garage, the long-range reader will automatically scan your parking tag that was provided to you at interim occupancy. The overhead garage door will open automatically as you approach.
- To exit, simply approach the overhead garage door and it will automatically open.
- **One long-range reader parking tag is provided per parking unit purchased. Additional parking tags are not available unless the original is lost or defective.** If you have lost your parking tag, or it has stopped working, you may acquire a new one from your Property Manager. The lost one will be deactivated when a new one is issued.
- **We do not recommend using the peel and stick adhesive integrated into the back of your parking tag.** To ensure the parking tag can be easily removed or relocated should your vehicle change, we recommend adhering your parking tag to the interior face of your windshield with an easy to remove tape.

VISITOR VEHICLE PARKING

Visitor parking is provided in a pay-per-use freehold commercial entity separate from the condo, located below-ground on P1.

C.1.5 BICYCLE PARKING

Visitor bicycle posts are located around the exterior of the building as well as in the commercial parking garage on P1. For residents, there is a combination of bicycle storage rooms and unenclosed bike racks located throughout the residential parking garage levels.

Please note it is strictly prohibited to bring bikes through the lobby, elevators, corridors and public areas of the building. Bikes may only enter and exit the building via the man-door located beside the overhead garage door at the entrance of the residential parking levels using the provided key-fob. Bicycles must utilize the garage ramps to access the bike lock-up areas throughout the garage levels. Bicycles are not permitted to be stored on unit balconies or terraces.

C.1.6 RECYCLING SYSTEM

M City is equipped with a bi-sorter waste management system that allows easy separation at each floor of garbage and recyclables. With the push of a button at your floor's garbage chute door, the

system directs itself to the proper container in the ground floor garbage room. Please note, at the time of writing, Peel Region does not separately collect and process organic garbage.

It is imperative that you use this system properly in order not to contaminate the separated bins and defeat the purpose of this recycling facility. Instructions on how the system works are posted in the garbage/recycling room on each floor. In consideration of your neighbours and to reduce late night noise, please do not dispose of garbage or recycling between 10:00 pm and 8:00 am.

C.1.7 CONSTRUCTION COMPLETION

When you occupy your unit it is possible that certain floors above or below you may still be under construction. During this time you should expect workers to be on-site from 7:00 a.m. to 5:00 p.m. on weekdays, and from 8:00 a.m. to 5:00 p.m. on Saturdays. Notwithstanding the above, construction work, including fire alarm testing, may take place outside of these hours. We apologize for any inconvenience.

Please be advised that occupancy permits are floor specific, so while your floor may be granted occupancy, others may still be considered under construction. Until all floors have received occupancy permits from the city, you must not visit floors other than your own.

C.1.8 CONCIERGE

M City 3 will benefit from 24-hour concierge services (as arranged by Property Management). The concierge is located in the lobby. The condominium board will have the ability to change the extent and times of your concierge service.

C.1.9 BUILDING ACCESS AND SECURITY

With your safety in mind, we have included the following security features in M City:

- Building entrances, elevators, and the various amenity rooms are equipped with proximity key-fob readers. To unlock a door simply hold your key-fob within one inch of the reader. The benefit of this system is its ease-of-use as well as its security features, which among other things allow the Property Manager to add and delete entrants, thereby controlling who can and cannot enter the building, as well as to allow Property Management to track which unit is accessing the amenity spaces in the event of damage or theft.
- A state-of-the-art enter phone video screen is located in the building's lobby vestibule, which is connected to the 1Valet smart-phone app allowing residents and concierge to communicate directly with guests and parcel deliveries wishing to enter the building.

- Security cameras have been installed at key security points in the building, with direct feed to the concierge work station and recorded in the cloud.

Each residential unit will be assigned two (2) key-fobs. Additional key-fobs may be purchased through the concierge. One garage pass will also be supplied for each parking unit purchased.

C.1.10 ROGERS SMART COMMUNITY - Powered By 1Valet

M City 3 building has been installed with a smart building ecosystem that makes building access safer and simpler for residents and their guests.

Rogers Smart Community Features:

- 1-way video-calling from the Entry System
- Key-less facial entry
- Distributed Antenna System for building-wide wireless connectivity
- Enhanced WiFi coverage in your suite and thorough the amenities
- Rogers Ignite Gigabit internet service
- Real-time news and messaging from Property Management
- Parcel Delivery Notification
- Smart Thermostat Integration (Ecobee)
- Integrated smart lock at suite entry (Alfred)

For residents leasing suites to tenants: please ensure you update the Property Management team of any turnover of tenants immediately to disable Rogers Smart Community/1VALET access from your outgoing tenant's profile. This is a critical security requirement to ensure your previous tenant does not maintain access into the building.

Notwithstanding the security features above, building security ultimately relies on resident vigilance. Always watch whether someone is entering the building behind you, and remain at the garage door entrance until the door is closed to ensure no one gains access this way. Finally, do not let in unidentified persons by way of the 1Valet system or otherwise.

ALFRED SMART LOCK

Your unit entry door has been installed with an Alfred Smart Door Lock, integrated with the Rogers Smart Community platform. This allows you to lock and unlock your front door using the 1VALET resident app on your smart phone. For information, please refer to the user manual provided to you at occupancy.

Welcome to 1VALET

DESIGNED IN CANADA WITH CARE

The 1VALET Experience

- Keep up-to-date with building news
- Remotely unlock building doors
- 1-way video calling from the Entry System*
- Courier parcel scanning technology
- Messages from property management
- Building document storage

Download the 1VALET Resident App

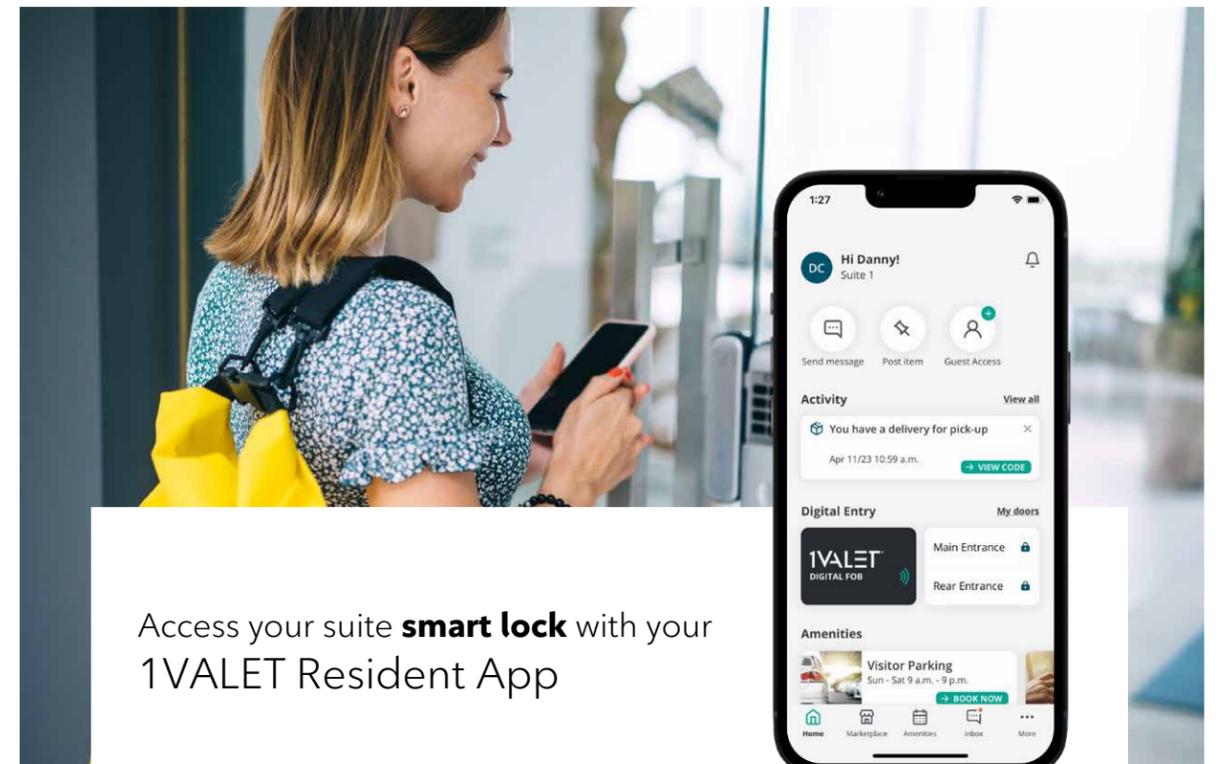


If you own a smartphone and have provided your property manager with the number, you will receive an SMS with a download link to the app and a **6-digit code** to create an online profile.

No text message? If you haven't received a text message contact your Property Manager.



ROGERS
Smart Community



Access your suite **smart lock** with your 1VALET Resident App

Download the 1VALET App to:

- Access your unit with your phone
- Create master pin code
- Assign additional pin codes

How to use Resident App:

LOCK & UNLOCK

- 1 Open Resident App and go to home screen.
- 2 Press and hold on the suite digital key for options.
- 3 Select lock or unlock as desired.
**Connectivity required*

CREATE MASTER PIN & ASSIGN PINS

- 1 Go to "More" and tap on the suite.
- 2 Select "Master Pin" or "Add Pincode" as required.
- 3 Follow prompts on screen as relevant.



Scan below to download app:



DO NOT download Alfred mobile app to utilize lock functionality and **DO NOT** attempt to pair door lock to in-suite WiFi network. Your Alfred lock has already been commissioned to operate on the 1VALET platform. Any resident who purposefully disconnects and tampers with the Alfred lock and/or Wifi bridge may be held responsible for the repair fees.



Download the 1VALET App to use your lock and manage pin codes.

DO NOT download the Alfred app. It will disconnect your door lock.



Download on the App Store | GET IT ON Google Play

Scan below to download app:



How to use your Alfred Smart Door Lock

- 1 Scan below to download the 1VALET Resident App and start using digital entry.
- 2 If required, see manual instructions below.

LOCK

<p>Outside</p> <p>A Press and hold any key on keypad for 1 second. <i>OR</i></p>	<p>Inside</p> <p>B Press multi-function button from inside. <i>OR</i></p> 	<p>Inside</p> <p>C Turn thumbturn on inside toward door edge.</p> 
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UNLOCK

<p>Outside</p> <p>Place palm over lock to wake up keypad.</p>	<p>THEN</p>	<p>Inside</p> <p>Input user PIN or Master Pin. Press # to confirm. <i>OR</i></p>  <p>Turn thumbturn on inside away from door edge.</p>
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⚠ DO NOT download Alfred mobile app to utilize lock functionality and **DO NOT** attempt to pair door lock to in-suite WiFi network. Your Alfred lock has already been commissioned to operate on the 1VALET platform. Any resident who purposefully disconnects and tampers with the Alfred lock and/or Wifi bridge may be held responsible for the repair fees. **⚠**

Smart Thermostat integration

If your building has a 1VALET smart thermostat integration (not all buildings do), you will automatically see your unit's temperature and set-point on the 1VALET App's home screen. No pairing is required (or possible), as the thermostat is integrated with our platform.

If you have questions regarding our thermostat integration, please contact our Support Team at support@1valet.com



THINGS TO KNOW ABOUT YOUR UNIT

D.

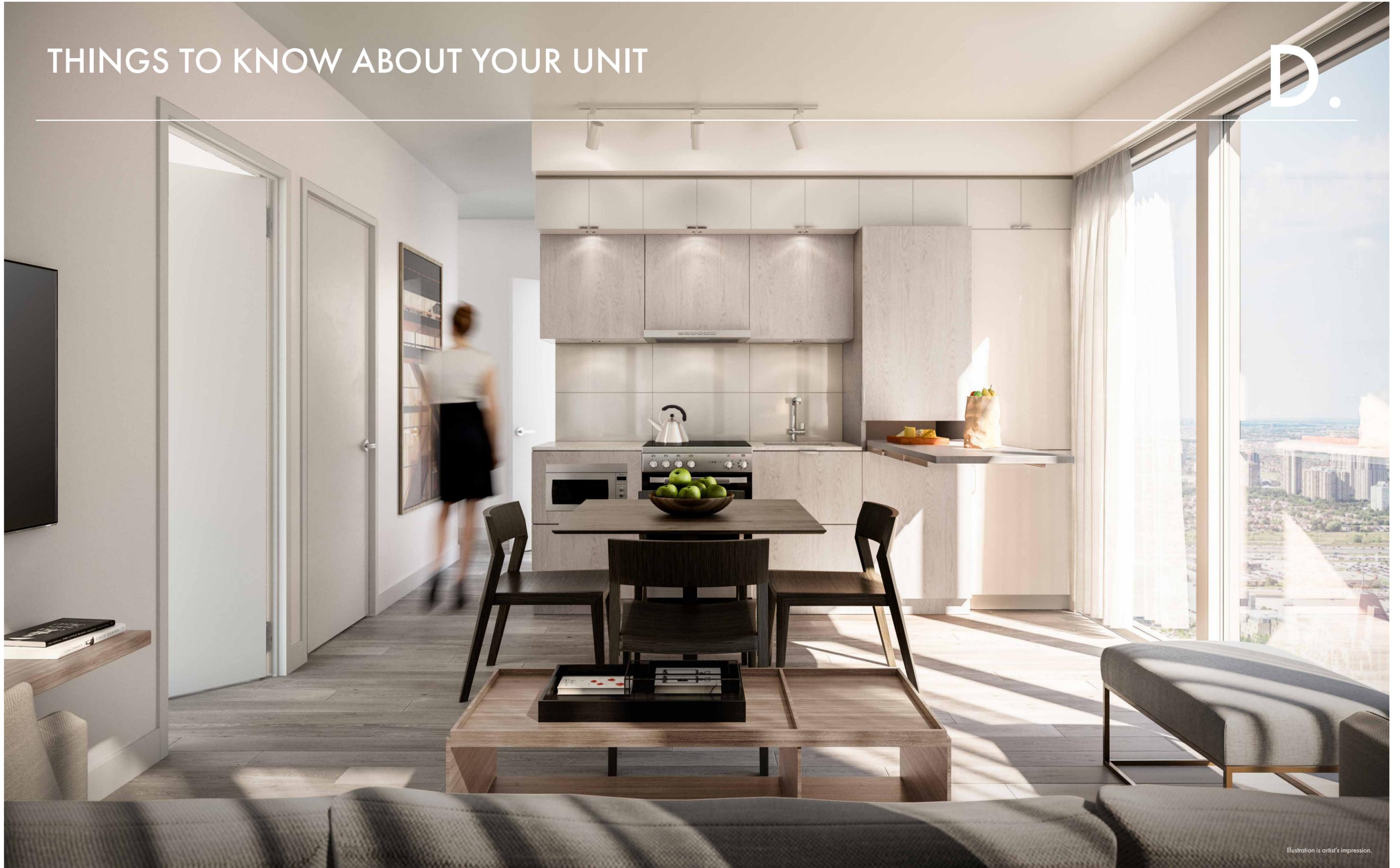


Illustration is artist's impression.

and it appears that the problem is with the appliance itself (as opposed to its hook-up, please contact Transglobal Service directly to arrange service, as appliances are warranted with them. **It is highly recommended and encouraged that when you take occupancy of your unit, even if you do not plan on moving in right away, you run all appliances to ensure there are no issues in regards to installation or hook-up.**

Aesthetic defects and/or physical damage is not covered under warranty with the builder unless it was noted on the Pre-Delivery Inspection (PDI). If an appliance was missing at the time of PDI, aesthetic defects and/or physical damage must be reported to M3 Customer Care within 24 hours of receiving your keys to your unit. Anything reported after will not be covered under warranty.

If for any reason you require service, additional parts or want more information on how to use an appliance, please contact Transglobal Service.

C/O TRANSGLOBAL SERVICE

(ACCOUNT REFERENCE # MNURBAN-M3)

T 905.696.3462

E comservicerequests@thebrick.com

If contacting Transglobal Service please ensure you have the following information available:

- Account Reference Number: MNURBAN-M3
- The name of your condo building and address of building (ie. M City 3).
Let them know you're calling from a new construction condominium and your appliances were part of the unit purchase (sometimes appliance centers get confused when it is a bulk order, so it's good to establish that at the beginning.
- Your full name, address, and phone number; (i.e John Doe, Unit 101- 448 Burnhamthorpe Rd W Mississauga Ontario)
- A copy of your Tarion Certificate of Completion and Possession (CPP) Warranty Form (i.e. H1234567)
The CPP Form is provided to you on your interim occupancy date when you receive your suite keys. Appliances are warranted for one year starting on your effective warranty date noted on your CPP Form, also known as your interim occupancy date.
- The model number and serial number of each of your appliances. (i.e Model ABC1234, Serial Number #123456789).
(Usually located on the inside of each of your appliances)

D.1.2 TIPS FOR MAINTAINING THE DISHWASHER, WASHER AND DRYER

- Make sure to wipe and/or rinse dishes before loading them into the dishwasher as this can cause the drain to become plugged with too much debris and can create a leak or issue to drains which would not be a warrantable item.
- Only use HIGH EFFICIENCY detergents. Many common brands carry high efficiency detergent and is noted on the packaging as "HE";
- Never load the washer and dryer machines more than 2/3 full. Overfilling can cause clothes not to drain and/or dry properly and may damage the machine;
- During drying, the machine spins and centrifugal force causes the clothes to stick to the side of the drum. Use liquid fabric softener to reduce the likelihood of this and to help clothes dry faster and create fewer wrinkles;
- If heavy items are taking too long to drain and/or dry, you may be overloading the machine or washing/ drying too many highly absorbent articles in a single load. Try to mix up loads and consider hang drying lighter items;

D.1.3 LINT TRAPS

Within your condo unit you have two lint traps, one in the dryer (also referred to as a "lint screen") and another that is a built-in lint trap located in the ceiling of your laundry room. It is a residents responsibility to clean both lint traps, as failure to do so, can cause damage to the machine and is a fire hazard.

a. Dryer Lint Trap Screen Cleaning

1. Clean the dryer lint screen located directly in the dryer after every load to ensure maximum airflow and drying times.

b. Ceiling Lint Trap Cleaning (A step ladder is required to be able to reach the trap)*

1. Gentle pull down the lint trap cover
2. Clean the lint trap by simply brushing your hand against the screen and cleaning away any excess lint contents.
3. Before reinserting the lint trap cover and screen, clean any excess lint that is around the ductwork. This can be done with a vacuum and a soft brush head attached to the vacuum.
4. This cleaning should be done once a week.

D.2 COMPONENTS AND FINISHES

D.2.1 BACKSPLASH, FLOOR TILES AND SHOWER WALL TILES

Based on your selection, your kitchen backsplash installed within your unit is either porcelain tile or glass tile.

Bathroom and laundry floor tiles installed in your unit are porcelain tiles.

Shower wall tiles installed in your unit are ceramic tiles.

TIPS FOR CLEANING PORCELAIN & CERAMIC TILES

- Only use a microfiber cloth to remove dust, debris, and/or dirt
- Cleaning Solution Options:
 - Mix a solution of warm water and a few drops of mild dish soap
 - pH-neutral or mildly alkaline tile cleaner
- Always thoroughly dry the tiles completely after cleaning
- Avoid using abrasive cleaners, acidic cleaners (including vinegar) bleach, or strong solvents, as they can damage the tile

TIPS FOR CLEANING GLASS TILES

- Only use a microfiber cloth to remove dust, debris, and/or dirt
- Cleaning Solution Options:
 - Mix a solution of warm water and a few drops of mild dish soap
 - Mix equal parts warm water and white vinegar
- Always thoroughly dry the tiles completely after cleaning
- Avoid using abrasive cleaners
- Do not use oil or wax cleaners as they leave a residue, can attract dirt and can cause the tiles to become slippery
- Do not use steel wool, scouring pads or sandpaper

Although it is rare, all tiles are susceptible to breakage should it be hit hard by anything and is not covered under warranty. Should you damage any tile and need to replace it, it will be a residents responsibility to contract out a tile company of their choice to request about a replacement/repair. Cost of replacement/repair is at the discretion of the resident.

D.2.2 BALCONY DOORS, WINDOWS, INTERIOR DOORS AND HARDWARE

BALCONY DOORS AND WINDOWS

The windows in your M City unit are insulated, double glazed units with operable awning windows

and two-leaf sliding doors or swing doors out to the balcony or terrace as applicable. Insect screens are provided on all sliding doors and awning windows.

OPERATING BALCONY DOORS:

- To open the balcony doors: Disengage the lock by pressing the button on the handle inwards then turn the handle all the way to the UP position. You will hear a click, the button on the handle will pop back out indicating the door is now unlocked and ready to slide open.
- To close the balcony doors: Slide the door from Left/Right to close it. Re-engage by pressing the button on the handle inwards then turn the handle all the way to the DOWN position. You will hear a click, the button on the handle will pop back out indicating the handle is now locked.

Do not open and/or close the door when the handle is at the halfway position as this will cause alignment issues and drags the gaskets out of place. Ensure the balcony door handle is fully turned up when unlocking the door and fully turned down when locking the door.

OPERATING WINDOWS

- To open the awning windows: Disengage the lock by lifting the lock handle. Turn the roto gear handle to open.
- To close the awning window, turn the roto-gear handle until the window sits inside the frame. Engage the lock by lowering the lock handle.

INTERIOR DOORS AND HARDWARE

The doors and door frames in your home are typically made of painted wood. Wooden doors are subject to expansion and contraction with changes in heat and humidity. The result can be warping and sticking. This is normal and may correct itself as conditions change.

You should allow your home to go through at least one dry and damp season before you make any permanent changes. Small cracks may also develop during a dry season and may disappear during wet winter months. If the cracks do not disappear over time, they can be easily filled with wood putty, caulking compound or filler. These materials may be obtained at your local hardware store or home center.

Avoid slamming doors because damage may result. Do not make hasty adjustments on new doors, since the condensation and humidity of a new home will affect them only temporarily. Occasional slight sticking is normal and even desirable for a weather-tight fit. To eliminate minor sticking, try paraffin, candle wax or commercial dry lubricant sticks.

If occasional lock sticking occurs, exterior locks can be easily freed with lubricant sold in most hardware stores. Locks may require adjustments of the strike plate on the door jamb. Remove the

strike plate and carefully file the latch opening. Or move the strike plate by moving the screws into new positions.

The hinges and locks on your doors may require lubrication from time to time for proper maintenance and to prevent squeaks. Remove the hinge pin and rub it with a light coating of Vaseline or another petroleum jelly (we do not recommend using oil because it accumulates dust), replace the pin (and wipe off any excess), and then swing the door back and forth a few times.

Door Knobs that are used frequently can become loose. As soon as you notice such a condition, tighten any screws on the doorknob that are loose. The shrinkage of insert panels in doors, showing raw wood edges is not uncommon due to temperature and humidity changes and can be corrected by repainting after the movement has stabilized.

Door thresholds can crack. Do not drag/move heavy objects over an unprotected threshold as this will result in damage to the threshold.

D.2.3 CABINETS

To maintain the beauty and utility of your cabinets, proper care is required. Remove splashes and splatters promptly to avoid permanent stains.

Based on your selection, your cabinets are made with either Laminate, Polyethylene Terephthalate or Synthetic Wood Veneer. Although all three materials are durable they are not completely limited to scratches, watermarks and moisture. Excessive heat and moisture from other appliances (e.g. air fryers/convectional ovens, water kettles, toasters, coffee makers, milk frothers, etc.) can cause damage to the cabinetry and is not covered under warranty. Avoid placing these items directly under a cabinet. It is recommended when using a heat producing appliance, such as an oven, open all doors and drawer fronts around the appliance to avoid damage and turn on your hood fan.

Please Note: Excessive humidity levels within your condominium unit can affect the cabinetry and cause warping, swelling and/or shrinkage to the cabinets. This is normal and may correct itself as conditions change. Ensure your homes humidity levels are at the recommended level as stated by Tarion, For more information on maintain your in suite humidity please refer to section D.4.3 HUMIDITY & CONDENSATION.

TIPS FOR MAINTAINING AND CLEANING YOUR CABINETS

- Only use a microfiber cloth to remove dust, debris, dirt and/or grime from the cabinetry.
- Avoid using abrasive cleaners, bleach, or strong solvents, as they can damage the cabinet finish.
- Wipe down cabinets regularly to prevent buildup of dirt and/or grime

- Cleaning Solution Options:
 - Mix a solution of warm water and a few drops of mild dish soap
 - Mix equal parts warm water and white vinegarDip a cloth into the solution, wring it out well, and wipe down the cabinet surfaces.
- Always dry the cabinets completely after cleaning to prevent water damage and remove any streaks or water spots.

Should you damage a cabinet door and need to replace it, it will be a resident's responsibility to contract out a cabinetry company of their choice to request about a replacement/repair. Cost of replacement/repair is at the discretion of the resident.

D.2.4 CAULKING & SILICONE

Over time, normal wear-and-tear and the expansion and contraction of materials will loosen caulking and/or silicone or cause some materials to separate. You may notice this where drywall meets wood or other materials, windows or where tile grout meets a tub.

Maintenance of caulking and silicone on the first day of your interim occupancy date is a residents responsibility. You should inspect the caulking and/or silicone around your windows, doors, sinks, showers, tubs, countertops, and ceramic tile, and should **make any necessary repairs to the caulking and/or silicone once (1) a year or as needed.** Caulking guns and applicator tubes, disposable caulking guns, and caulking compounds are available at most hardware stores and home centers.

D.2.5 COUNTERTOPS

Quartz countertops have been installed within your suite.

TIPS FOR MAINTAINING AND CLEANING COUNTERTOP

- Always use a cutting board to protect your countertops when you prepare food. While minor scratches that can result from cutting food may not be noticeable at first, in time they will dull and mar the luster of the finish.
- Ensure any spilled substances on countertops, including water, requires immediate attention as this can result in staining on the countertops.
- Coasters are strongly suggested to be always placed under glasses to avoid staining from condensation that may occur on a glass.
- Avoid placing hot dishes and/or pots and pans on the countertop as this can result in standing on the countertop. Ensure a trivet and/or coaster is always used to avoid staining, if required.
- Re-caulk or silicone separations that occur around sinks and along the backsplash of countertops, before water can enter into those separations and cause damage

- Avoid steel wool, scouring pads, or any abrasive cleaners that can scratch the surface.

Should you damage your countertop (ie. chip, crack, stain) and need to repair and/or replace it, it will be a residents responsibility to contract out your own countertop company to request repair and/or replacement.

D.2.6 FLOORING

The standard flooring product installed in your suite is luxury vinyl plank flooring. This product will maintain its excellent appearance provided that it is properly cared for and maintained. In this regard you should ensure the following:

- Be careful of scratching. Although this product is durable, never drag furniture or heavy appliances along the floor. Be sure to support these with casters or glides;
- Never pour water or allow it to pool on the floor, and immediately blot up spills or spots using a lightly damp cloth;
- Sweep or vacuum your floor on a regular basis to prevent dirt and grit from harming it;
- Use mats or area carpets in high traffic areas;
- Maintain normal interior humidity levels (45-60% in the summer; 35% to 50% in the winter);
- Do not use wet mops, wax conditioners, acrylic wax, steel wool, soap, detergents, ammonia-based cleaners or vinegar on the floor;
- Use a microfiber mop and vinyl-safe cleaning solutions to clean the floor

If proper humidity within your condominium unit is not maintained, it can affect your flooring. Expansion, contraction and warping can be expected as the seasons change within the year and temperatures change or if your unit temperatures are not maintained accordingly to season changes. We recommend that you purchase a humidifier/dehumidifier for your condominium. **If the humidity level within your condominium unit is not maintained this can void and effect your flooring warranty. Some shrinkage or warping may occur, especially around heat vents or any heat producing appliances. For more information on maintain your insuite humidity please refer to section D.4.3 HUMIDITY & CONDENSATION.**

Should you damage your flooring and need to replace it, it will be a resident's responsibility to contract out a flooring company of their choice to request about replacement/repair.

D.2.7 TRIM

Shrinkage of wood trim occurs during the first two years or longer depending on the temperature and humidity both outside and inside your home. Wood is more prone to shrinkage during the heating season. Maintain a moderate and stable temperature and humidity level to help minimize the effects of shrinkage. Routine maintenance on molding, trim and wall boards is the responsibility of the resident beyond your warranty coverage. Replace warped molding and trim.

D.2.8 WALLS

INTERIOR WALLS

The interior walls in your home are constructed of metal studs, drywall and other materials, which may still be subject to normal expansion and contraction.

Some slight cracking, nail "pops" and/or seams may become visible in plaster, gypsum wallboard, drywall or sheet rock walls and ceilings. These occurrences are caused by the expansion, contraction and normal deflection to which the sheet rock is attached, are considered normal, and are a maintenance responsibility of the resident. They can be repaired by filling with a filling compound, smoothing with fine sandpaper, and then painting the entire surface. Popped nails do not alter the strength of the wall and should be left alone until time to repaint.

Use care when you hang pictures and other decorative items. The wall board will be damaged if it is hit with a hammer. Costly repairs can be avoided by using picture hooks and other supplies from a home center or hardware store. Always repair nail holes with a dab of filler.

The walls in your home may be textured. The texturing material is relatively soft and can be damaged by scrubbing with abrasive cleansers and rough brushes or cloths. The pattern in textured walls can vary and is difficult to duplicate when repairs are made. Small finger smudges may be removed from the enameled walls with a solution of warm water and a mild detergent soap. Wash gently with a soft sponge or cloth. Rinse and wipe off the excess water carefully.

If proper humidity within your condominium unit is not maintained, it can affect your walls and trim. Expansion, contraction and warping can be expected as the seasons change within the year and temperatures change or if your unit temperatures are not maintained accordingly to season changes. We recommend that you purchase a humidifier/dehumidifier for your condominium. **If the humidity level within your condominium unit is not maintained this can void and effect your wall and trim warranty. Some shrinkage or warping may occur, especially around heat vents or any heat producing appliances. For more information on maintain your insuite humidity please refer to section D.4.3 HUMIDITY & CONDENSATION.**

INTERIOR PAINT

Please be aware that all paint is subject to yellowing and discoloration. The action of the sun usually minimizes yellowing on exterior surfaces. However, yellowing can be noticeable on interior surfaces. Yellowing is caused by the natural drying and aging of the paint and by exposure to certain chemicals such as ammonia fumes and others that are found in some household cleaners. Light colors and white painted surfaces are more subject to yellowing than darker colors.

PLEASE NOTE: If the builder has to repair a wall or area in your home, they will only paint the repaired spot using the standard builder-grade paint that originally came with the home at

occupancy. If your home now has custom paint colours (anything different from the standard builder paint), the builder will NOT provide or repaint those areas with your custom colour. It is will be the residents responsibility to paint the repaired area.

The following wall colours have been used in your unit::

AREA	PAINT BRAND	CODE	COLOUR	FINISH
Interior Suite Walls and Ceilings	Benjamin Moore	OC-57	White Heron	Flat
Intereior Suite Doors, Bathroom Walls, Laundry Room Walls, Baseboards and Trim	Benjamin Moore	OC-57	White Heron	Semi-Gloss

D.3 ELECTRICAL SYSTEMS

The electrical systems in your condominium unit are intended for normal residential use and has been installed as per the Ontario Building Code. We highly recommend that you consult a licensed electrician and Property Management to make changes or additions to your electrical system. Please note that a permit may be required for changes and additions to your electrical system. If any changes are made to the electrical system, please note that this can void and effect your warranty.

D.3.1 CIRCUIT BREAKER (ELECTRICAL PANEL)

Your electrical panel contains individual breakers that control separate circuits. These breakers are marked to help you identify which breaker controls which appliances, outlets or other services. If any electrical service in your suite is not working, you should first check your electrical panel. If you do not know the location of your panel, or do not feel comfortable with how breakers function, please ask the Property Manager to give you a demonstration. **Care should be taken not to overload or bypass electrical circuits. If the circuits are continuously being overloaded and the circuit keeps tripping, damage resulting from improper use can void warranty.**

D.3.2 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)

Your unit is equipped with GFCI outlets. These outlets are in the bathrooms near the bathroom sink, in the kitchen, and in the laundry room. These are special circuit breakers that are designed to break the flow of electricity in the event of a short circuit. This will prevent dangerous electrical shock. Like AFCI circuits, GFCI circuits have a TEST and RESET button. If a GFCI circuit breaker trips, unplug the affected appliance or device and reset the breaker at the electrical panel. If the same circuit trips again, it may indicate a damaged electrical cord.

Do not plug appliances such as air conditioners, refrigerators, and food freezers into GFCI outlets. The electrical surge that occurs when these appliances cycle will trip the GFCI outlets and break the circuit. Heavy electrical usage appliances such as power tools or even hair dryers can trip the GFCI breaker. Atmospheric moisture, such as during rains or after a hot shower, may also trip the GFCI breaker.

Please note: GFCIs are often interconnected with plain receptacles to protect an entire circuit It is normal within a unit to have a GFCI in one bathroom and a normal receptacle in another. If you have a failure at an outlet, reset the GFCI devices as well as the circuit breaker.

D.3.3 INTERIOR LIGHTENING AND SWITCHED RECEPTACLES

Your unit is equipped with surface mounted light fixtures that may be located in your entrance way, walk-in closets, laundry and/or hallways, in addition to track lighting over the kitchen. We do not supply dining room or bedroom fixtures as this is a personal decor decision, unless you have purchased.

Bedrooms, living rooms, and dens where applicable come equipped with switch-controlled receptacles so that residents can plug in a floor lamp and use a light switch to turn it on and off.

Electrical switches are installed in accordance with the Ontario Electrical Safety Code.

D.3.4 OUTLETS

Electrical outlets are installed in accordance with the Ontario Electrical Safety Code. Electrical outlets can be found in most rooms in your unit and are designed and located in areas that are pre-approved through the building's electrical drawings.

Do not exceed the capacity for which the outlets were designed. Devices that increase the capacity of electrical outlets and multiple extension cords can cause a fire, severe personal injury or death and can void warranty if damage from improper use is determined.

CAUTION: Small children can be injured by poking small metal objects into wall outlets. You can prevent this by installing child proof devices on all electrical outlets. These devices are available in grocery stores and drug stores as well as home centers and hardware stores.

D.3.5 FIRE SPRINKLERS

Fire sprinklers have been installed in your condominium unit to protect your condominium unit. The sprinkler within your unit is sensitive to touch, the cover on the sprinkler can break if the sprinkler is struck, hit or touched, causing them to discharge unnecessarily. Be careful not to come in contact with them if you are moving furniture and do not hang anything from them as this would also trigger them to discharge.

If you are painting your unit, please contact Property Management in advance to make arrangements so you do not trigger the sprinkler system.

D.3.6 SMOKE AND CARBON MONOXIDE ALARM/DETECTOR

One or more Smoke and CO detectors have been installed in your condominium unit. The type of detector, the installation procedure and the location(s) of the detector(s) are selected to meet the requirements of local and provincial building codes. Do not move or disable the detectors as they are building owned and should ever be tampered with. If you feel the need for additional protection, consider purchasing additional detectors to be installed at additional locations. It is recommended by Tarion and the manufacturer that a resident should check the detector(s) every month to ensure they are in working order.

The Kidde 3-in-1 LED Strobe and Talking Smoke and Carbon Monoxide Alarm has been installed within your unit. It is a 120 V AC wire-in and sealed 3V Lithium battery backup alarm (battery backup only operates on Smoke and Carbon Monoxide Alarm).

The detector has a 10 year warranty with the manufacture. If you have any issues please contact

Kidde Consumer Support. You will need to provide the product model number(usually on label on the back of your device).

KIDDE CONSUMER SUPPORT (SMOKE/FIRE DETECTOR ISSUE ONLY)

T 1.800.880.6788

D.3.7 ENERGY, ELECTRICITY AND WATER

As part of the energy saving features of M City, each unit comes with individual electricity and water sub-meters. Provident will be reading your meters and billing you directly for the electricity and water consumed in your unit. It is therefore essential that you review the Provident information materials and submit the application form that you receive.

It is important to note that proof of account set up with a valid account number provided by Provident will be required in order for your keys to be released to you on your interim occupancy date.

For more information on metering in your unit, please contact:

PROVIDENT

T 416.736.4923

E customerservice@pemi.com

D.3.8 ROGERS IGNITE INTERNET SERVICE INTERNET

Each suite comes equipped with Rogers Ignite high speed internet service, which is already included in your monthly condo fees at an exclusive discounted rate. Refer to the disclosure package for more details on the included Rogers service. For cable and telephone services or any additional Rogers products, residents must contact Rogers directly to set those up. Costs for these services are not included in your condo fees, and contracts for these services will be exclusively between the resident and Rogers directly, with billing issued directly from Rogers to the individual resident.

To activate and/or add additional services, please contact your dedicated Rogers Customer Care Team:

ROGERS

T 1.855.759.5856

D.4 MECHANICAL SYSTEMS

D.4.1 COOLING AND HEATING

The heating and cooling for your unit is supplied by an energy efficient [Unilux Two-Pipe Vertical Fan Coil](http://uniluxhvac.com/wp-content/uploads/2024/02/Unilux-Brochure-DLE-Rev03.pdf) (uniluxhvac.com/wp-content/uploads/2024/02/Unilux-Brochure-DLE-Rev03.pdf) located in your unit. As per [Tarion's Construction Performance Guidelines](http://www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf) (www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf) for condominiums, heating and cooling have a two-year warranty for work, materials, and distribution issues with the builder. Any issues or damages resulting from improper resident maintenance, alterations, deletions or additions, are excluded from the warranty.

Heating and cooling are controlled by setting the desired temperature on your wall mounted thermostat(s). Your heating and cooling system will work most effectively if you keep the following points in mind:

- Your A/C will not overcome heat gain from direct sunlight. Please ensure that your drapes or blinds are drawn during direct sunlight hours;
- It is far easier for the system to keep a suite cool or hot than to cool or heat it. Therefore, even if you are away during the day, keep the temperature in your suite moderate during that time by running the air conditioning or heating at moderate levels;
- When outdoor temperatures are low, it is generally recommended that blinds be left in an open position to allow airflow over the windows to help reduce the amount of condensation that may form on windows;
- Air registers can be adjusted to control the flow of air into individual rooms. Simply close or open the registers in each room to your own desired preference. This helps to balance the system. Never close a register completely;
- Please also note that the air conditioning system in the building is designed to provide internal unit temperatures of 24 °C (to a maximum of 6-7 °C below outside temperatures). Setting temperatures below this level in the summertime may cause the system to become unbalanced and negatively affect air conditioning throughout the building;
- **Since the unit is a two-pipe fan coil system, it can provide either heating or cooling, but only when the building has been switched over to the corresponding seasonal mode. You will be notified by Property Management when the system is switched over to either heating or cooling**

ACCEPTABLE PERFORMANCE FOR HEATING AND COOLING TEMPERATURES

Several factors can affect living spaces temperatures. As per [Tarion's Construction Performance Guidelines](http://www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf) (www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf) for condominiums, the following temperatures are acceptable performance/conditions for heating and cooling:

- Heating systems shall be capable of maintaining an indoor air temperature of 22 °C in living spaces at the design temperature for the geographical location
- Cooling systems shall be capable of maintaining an indoor air temperature of 24 °C at the design temperature for the geographical location.

If your heating or air conditioning is not working, check the circuit breaker in your electrical panel. If the breaker is off or "tripped", switch it on. If it is on, switch it off for 30 seconds and then switch it back on. If the fan coil does not start working or is not capable of maintaining the prescribed temperatures above, please contact Customer Care to request an inspection of the fan coil unit. (Please refer to Part A: Important Contacts for Customer Care contact information.)

EXTREME WEATHER AND REALISTIC TEMPERATURE EXPECTATIONS FOR HEATING AND COOLING

Heating and cooling systems are designed to maintain comfortable indoor temperatures, but they have performance limits—especially during extreme weather. It's important to understand that when outdoor conditions are far above or below normal, the system may not always be able to reach the exact setpoint.

For cooling, the target indoor temperature is 24 °C. However, during extreme heat events—such as days exceeding 30 °C—the cooling system may struggle to bring the temperature all the way down to 24 °C or less. This does not mean the equipment is malfunctioning; it is simply working at maximum capacity.

Similarly, for heating, the target indoor temperature is 22 °C. During periods of severe cold, the heating system may have difficulty achieving this exact temperature or higher if outdoor conditions are far below design expectations.

These limitations are normal and are based on how heating and cooling systems are engineered. When outdoor temperatures exceed the system's design limits, the indoor temperature will gradually rise or fall depending on the season. Even though the equipment is operating correctly and running at full capacity. Once outdoor temperatures return to normal design conditions, indoor temperatures will stabilize again. Regular maintenance, clean filters, and proper airflow help the equipment perform at its best, but even a well-maintained system can only do so much during extreme weather. Understanding these factors helps set realistic expectations and ensures comfort while recognizing the natural limits of the equipment

FAN COIL HOMEOWNER MAINTENANCE

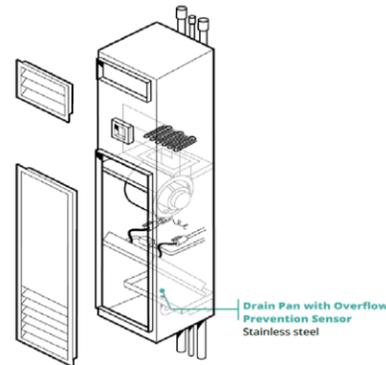
Your fan coil has a filter located behind the access panel. This filter should be replaced every three months. It is a resident's responsibility to change the filter to ensure the fan coil is running efficiently. Please ensure the right air filter size is purchased for your unit. It is recommended to use a 1" air wire-frame filter as per the one provided on the unit. If you cannot find a return air-wire an alternative filter that can be used would be a 1" pleated MERV-8 filter. **If possible, please always use a 1" air-wire-frame filter. Failure to replace your filters and maintain your fan coil unit will cause damage and void the manufacturer's warranty.** Filters are not to be washed or cleaned, they are meant to completely replaced to ensure proper air flow efficiency.

Filters can be purchased directly from Unilux (the manufacturers). Please contact your Property Manager for details on purchasing filters.

The fan coil also has a condensate drain which should be checked for any blockage each time the filter is changed. Note that the condominium corporation may put in place a filter replacement program, in which case the Property Manager will take responsibility for this task.

DRIP PAN

On a two-pipe fan coil unit, there is a drip pan that collects condensation from the cooling coil. This pan must be kept clean and the drain kept clear. If the pan or drain becomes clogged, water can back up and trigger a safety switch, causing the system to shut down to prevent overflow. Regular cleaning helps avoid shutdowns and water damage.



DRIP PAN CLEANING

- Remove Access Panel
- Slid up the filter and remove it from fancoil unit
- Refer to diagram on drip pan location
- Clean out pan with a vacuum

WATER LEAK DETECTION ALARM

Each suite is equipped with water leak detection devices designed to help identify leaks early and minimize potential damage.

A monitored water sensor is installed within the wall at the bathroom where the hot and cold domestic water services enter the suite. From this location, a manifold distributes water to the individual plumbing fixtures throughout the suite. A water sensor is installed at the manifold location and is continuously monitored. In the event a leak is detected at this location, a signal will be sent to the monitoring company, who will then notify Building Management to investigate further.

In addition to the domestic water sensor, a separate reusable water sensor is installed adjacent to the fan coil unit within the fan coil closet. This sensor is not monitored; however, if sensor comes in contact with water, a high-decibel audible alarm that will activate for 24 hours. If you hear this alarm, please contact Building Management as soon as possible so the issue can be investigated promptly. Please ensure that the battery is changed to ensure detection is alarmed. It is a residents responsibility to change the battery. A 9V battery is required for the alarm when the battery needs to be replaced.

D.4.2 ENERGY RECOVERY VENTILATOR (ERV)

Your vertical stack two pipe fan coil unit has an intergraded [Energy Recovery Ventilator \(ERV\)](#). An ERV is an integral part of your homes ventilation design. It allows better air quality by the delivery of fresh air directly into your home.

HOW IT WORKS?

Your ERV must always be on. In the winter, as warm, stale air is exhausted from your home, the heat from this air stream is used to warm the fresh, cold incoming air before it is distributed around the

home. In summer, the cooler, air-conditioned exhaust is used to cool the incoming fresh air and limits the amount of moisture transferred from the humid summer air. The two air streams share their energy so it saves you money while working to save the environment.

For full instructions on its use and clean your ERV, please refer to the [ERV Manual](#).

ERV MAINTENANCE

Some simple maintenance is required by you to keep your unit operating at its best ability. Without regular maintenance, the filters and core of the ERV can become clogged, limiting ventilation, air flow and air quality throughout your home. Your filter should be cleaned every 6 months and the core of the ERV should be cleaned once a year to ensure it does not become clogged with dust or other detritus. For instructions on how to clean your filter and core, please refer to the below manuals.

PLEASE SEE BELOW MANUALS ON HOW TO MAINTAIN AND CLEAN YOUR MECHANICAL UNIT:

SYSTEM	BROCHURE, MANUAL & MAINTENANCE RESOURCES
Fan Coil	https://uniluxhvac.com/wp-content/uploads/2024/02/Unilux-Brochure-DLE-Rev03.pdf https://uniluxhvac.com/wp-content/uploads/2024/03/Final_Unilux_VFC_Homeowners_Manual_Updates_0320.pdf https://uniluxhvac.com/wp-content/uploads/2024/03/Unilux-VFC-Integrated-Manual.pdf
ERV	https://uniluxhvac.com/wp-content/uploads/2024/03/Unilux_Brochure_ERV_REV02.pdf https://uniluxhvac.com/wp-content/uploads/2024/03/Unilux-VFC-Integrated-Manual.pdf

D.4.3 HUMIDITY & CONDENSATION

M City has been designed to help you maintain optimal thermal comfort within your home. The optimal operating conditions to maintain thermal comfort in your suite are:

SEASON TEMPERATURE HUMIDITY

Summer 75 deg. F (23.9 deg. C) 30% - 45%
 Winter 73.4 deg. F (22 deg. C) > 30% - 50%

It is important for homeowners to maintain proper humidity within your home. **Your Ecobee thermostat has a built-in feature that allows you to monitor your units humidity levels within your unit.**

The following guidelines are provided to assist you in controlling humidity:

LOWERING HUMIDITY (TYPICALLY IN SUMMER):

- Bathroom exhaust fans, and kitchen exhaust hoods remove moisture that activities such as showering/bathing and cooking create. Keep exhaust hoods free of dust, grease or anything that could keep them from working efficiently;
- Cover pots while cooking;
- Leave room doors open to allow good air circulation;

- Lowering the temperature within your suite also lowers the moisture level in the air as it cools;
- Limit the amount of plants within your suite as some plants can release moisture causing too much humidity. If wanting to purchase a plant - reed palms, boston ferns and cacti are good examples of indoor plants that can help regulate your home's moisture levels;
- You may notice condensation on windows when cold air on the exterior comes in contact with your warmer interior space. By opening window coverings, (i.e. drapes, blinds, etc.), it will allow more warmth to reach the interior glass making it less likely for condensation to accumulate;

If proper humidity within your condominium unit is not maintained, it will void your warranty on anything that humidity affects. We recommend that you purchase a humidifier/dehumidifier for your condominium.

RAISING HUMIDITY (TYPICALLY IN WINTER):

- Allow excess humidity (i.e. steam) created from showering/bathing to enter the suite. If this is not sufficient enough and it is still too dry consider getting a humidifier.

Depending on the time of year it may be recommended for a home owner to purchase a dehumidifier and/or humidifier to control the humidity within your home.

CONDENSATION

Condensation may appear in wintertime at your windows or window sills, resulting from high humidity within the unit, low temperatures outside, and poor ventilation at the window area (such as when your blinds are lowered or if they have been installed too close to the gap).

Condensation tends to be worse in a building during the first few years after completion, as a result of the release of moisture initially trapped in the concrete and the newly finished drywall. You should anticipate that there will be some condensation initially at M City.

Please take the following steps if condensation issues appear in your unit:

- Leave blinds either fully or partially open to allow airflow over the windows;
- Vary the ventilation in your unit or make use of a dehumidifier;
- Always use your hood fan when cooking; and
- If you plan to be away from your unit for an extended period during winter, do not set the temperature in your unit significantly lower than your normal temperature;

D.4.4 PLUMBING AND SHUT-OFF VALVES

FIXTURES

Your faucets are equipped with aerators. Aerators mix air with the stream of water to help prevent splashing. An aerator acts as a sieve, sending a separating single flow of water into many tiny streams. This introduces the air into the water flow. These should not be removed from the faucet as within a condo there is less space for the water to flow through the faucet, therefore water flow is reduced. Although you should not remove them permanently from a faucet, they do need to be cleaned occasionally to remove a buildup of mineral deposits. When you notice that the stream of water has lessened, unscrew the aerator from the mouth of the faucet. Remove the debris and rinse the washers and screens. Replace the parts in their original order and screw the aerator onto the faucet.

Perform this resident maintenance as needed, usually every few months.

PLUMBING

Don't treat your plumbing (sinks, toilets, drains, etc.) as a universal garbage disposal. Just because a product is called disposable doesn't mean it should be flushed down any drain. Do not pour grease, oils, batters, or similar substances down the drains, as they can cause clogs and lead to major damages in your unit and the condominium building. Keep a waste paper basket in the bathroom and kitchen for

such things as food discard, facial tissues, gum, all male and female sanitary products or personal use, bandages, Q-tips, dental floss, hair and paper towels. Always keep a plumber's plunger on hand to use in the event of a stoppage of a toilet. If a stoppage occurs, close the shut-off valve on the back side of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction. Stoppages that are not construction related are the responsibility of the homeowner. If you are unable to clear the obstruction yourself, we suggest that you call a licensed plumbing contractor. Most blockages in plumbing drains are progressive - they begin slowly and get worse over time until the drain is completely blocked. Use a plunger at the first sign of a slow drain. This simple step can prevent most serious drain blockages.

SHUT-OFF VALVES

Individual shut-off valves control the water flow to sinks, the dishwasher, the washing machine and the toilet in your unit. In the event of a leak with any of these, the first step you should take is to interrupt the water supply by turning off the appropriate shut-off valve. We strongly recommend testing all shut-off valves upon your occupancy. It is good practice to shut off the water supply to the washing machine when it is not in use. The supply of water to your unit is generally controlled by a main shut-off valve located in either your kitchen or bathroom. Any leaks beyond the individual fixtures or appliances as discussed above should be immediately stopped by turning off these valves.

D.4.5 THERMOSTAT

Your unit is equipped with an Eco-be thermostat. Temperatures can be adjusted directly at the unit directly located on your wall within your suite and/or on the Eco-be app on your mobile device.

1 Valet also allows you to monitor and control your thermostat and humidity level through the app. Do not place a lamp or heat-producing appliance next to a thermostat, because the heat generated by such an object may produce an incorrect reading.

Review the manufacturer's manual for instructions on how to operate your thermostat so you can program it for optimum comfort.

D.5 GENERAL

D.5.1 PETS

M City's condominium declaration allows unit owners to have a maximum of two (2) household pets (defined as a dog, cat, caged bird or fish). The Condo Board can amend and add rules pertaining to household pets, and also require that a disruptive pet be permanently removed from the building. Refer to the Condominium Declaration for more detail.

D.5.2 INSURANCE

As a resident, it is your responsibility to obtain a condominium resident's insurance policy that covers all contents and upgrades, as well as relocation costs, which the condominium corporation's insurance does not provide. Condominium insurance is different from insurance for a single-family home so it is important that your broker is aware that you are looking to place insurance specifically for a condominium unit.

BUILDING INSURANCE

The Condominium Act requires that the condominium corporation obtain insurance coverage for all units in cases of major perils such as fire, flood and smoke damage. The cost of this coverage is included in your monthly condo fees. The condominium corporation's insurance covers the units as they were architecturally designed to the builder's specifications only. Any upgrades you acquired and all of your personal property are excluded from the condominium's policy.

RESIDENT INSURANCE

You are responsible for obtaining insurance for appliances, upgrades and personal property, such as furniture, clothing and electronics. It is recommended that all owners obtain minimum insurance coverage of \$1,000,000 and make sure that it covers liability insurance, contents insurance, betterment and improvements insurance, loss assessment and contingency insurance starting on the date of legal occupancy.

If you are renting out your suite you will need an appropriate landlord-specific insurance policy. It is strongly recommended that you work with a condo insurance broker to ensure you have adequate protection. Likewise, you will need to ensure your tenant has appropriate insurance coverage in place before commencement of the lease term.

D.5.3 WINDOW COVERINGS

Your choice of window coverings has a significant impact on the look of the building. In order to maintain a clean, upscale appearance of the overall M City development, the Condominium

Declaration requires that any window coverings you install must be white or off-white when visible from outside and backed with white or off-white to present a uniform appearance to the building exterior.

If you are installing your own sunshades or blinds, you should note that the exterior windows are made of insulated glass that requires adequate ventilation to reduce glass stress. Therefore, when installing your shades, you should ensure that the shades when lowered are at least two inches away from the glass and one inch from the mullions (metal pieces). In addition, when lowering your shades you should always leave at least one inch open at the bottom near the sill.

D.5.4 OUTDOOR BALCONY/TERRACE

RESTRICTIONS

As with your window treatment, the look of what you place on your balcony or terrace has a significant impact on the overall look of the building. As a result, the Condominium Declaration includes the following restrictions on balcony and terrace use:

- You are not allowed to store any items or materials, including bicycles, on the balconies or terraces;
- You may not hang items off the balcony or terrace railings, including plantings, holiday decorations or exterior lights;
- Structures such as pergolas or hot tubs cannot be installed at any time;
- Approval from the condominium board and Property Management is required prior to installing any patio covering, such as wood tiles, as it may not be permitted by the Ontario Building Code, and/or may affect the integrity of the balcony and cause long term damage due to moisture getting trapped below;

Throwing any objects or substances from balconies is strictly prohibited. This includes, but is not limited to: Cigarette butts, Pads or other sanitary products, Liquid waste of any kind and Food scraps or household garbage. These actions create serious health and safety hazards, cause damage to property, and show disrespect to your neighbors and community. All residents are expected to dispose of waste properly using designated bins and disposal areas.

Please review the full Disclosure Package for more guidelines and restrictions.

D.5. 5 SUITE KEYS

In accordance with the Declaration all suite entry doors are on one master key. The master key system allows the Property Manager to gain immediate access to your unit in case of emergency, fire, or flood. Prior to changing your lock please contact the Property Manager to ensure that your lock remains on the master system. The cost to have the lock re-keyed to the master will be at your expense.

CUSTOMER CARE OVERVIEW

E.

This section addresses typical questions from new condominium owners and outlines the procedures on how Post-Possession (after you take occupancy) service operates. The information is by no means exhaustive. Should you have more detailed questions about any of the items listed, or questions about other aspects of your unit, please contact your Property Manager directly or M City Customer Care (Refer to Section A for Contact Information).

THE BARE MINIMUM

To ensure that we can provide a high level of customer service, we have set up a Customer Care team at M City for the first year after occupancy to address your Tarion Deficiencies. See below for details.

Customer Care's mandate is to manage and help rectify all Tarion deficiencies within your suite. Tarion Deficiencies must be recorded on either your PDI, Initial, Mid-Year or One (1) Year forms. **All communication with Customer Care should always be in writing, to maintain a record of requests.**

When we need to make a service call in your suite, Customer Care will contact you by email. They will not enter your unit without written consent. We try to provide at least 48-hours notice for all appointments but in some cases it is imperative that we gain access with less notice. As per your Agreement of Purchase and Sale (APS) we are allowed to enter the unit with reasonable notice. Each trade that attends is accompanied by security.

After a service call is complete, customer service will email you to confirm the work was done. If you are not satisfied with the completed work, please notify them in writing within seven (7) days.

If they haven't heard from you within a week they will close the file and confirm with the trade that the work has been accepted.

Only Tarion's Initial, Mid-Year- and One (1) Year forms are official statutory forms. If you have a warranty issue it is your responsibility to submit these forms to Tarion on time.

Tarion's warranty rules and timelines are strict and it is your responsibility to fully understand them. Please review the [Tarions Claim Forms and Timelines](https://www.tarion.com/claim-forms-timelines) (https://www.tarion.com/claim-forms-timelines) for your warranties, as well as the roles and responsibilities of the parties involved during this process.

E.1 CUSTOMER CARE OVERVIEW

We are committed to providing you with an excellent new-home product. While our aim is for you to have a deficiency-free experience with us, we know that this will not always be the case. The role of our Customer Care Team is to ensure that we provide you with a timely and thorough response to any issues or concerns you may have pertaining to workmanship or materials in your unit.

Our goal is to address deficiency items noted on your original Pre-Delivery Inspection prior to your move-in. Once you have moved in, it is our policy to deal with urgent items (such as water leaks or electrical issues) immediately. Other warrantable deficiencies will be addressed within a reasonable time period as defined by your Tarion Warranty. Items that are of a cosmetic nature only or items not identified during the PDI may not be accepted as warrantable items.

E.2 INSPECTIONS

E.2.1 PRE-DELIVERY INSPECTION (PDI)

Approximately two weeks before moving in you will have a Pre-Delivery Inspection of your unit. At this inspection one of our Customer Care Representatives will inspect your unit with you to note any deficiencies, go over certain features and functions that you need to know and provide you with your Tarion Certificate of Completion and Possession. Your possession date will be noted on the form as the date on which you take Interim Occupancy of your unit.

E.3 PROCEDURE FOR SERVICE WORK AFTER MOVE-IN

E.3.1 CUSTOMER SERVICE REPRESENTATIVE

To ensure that we are able to properly serve you, we have set up a M City Customer Care line. Our onsite Customer Care team will be your connection to the construction team and can be contacted should you require updates on the status of your Tarion deficiency repair, or have comments or concerns about the work being done.

M CITY CUSTOMER CARE OFFICE
3917 Quartz Road
Mississauga, ON L5B 0M6
T 905-369-1477
E m3customercare@urbancapital.ca

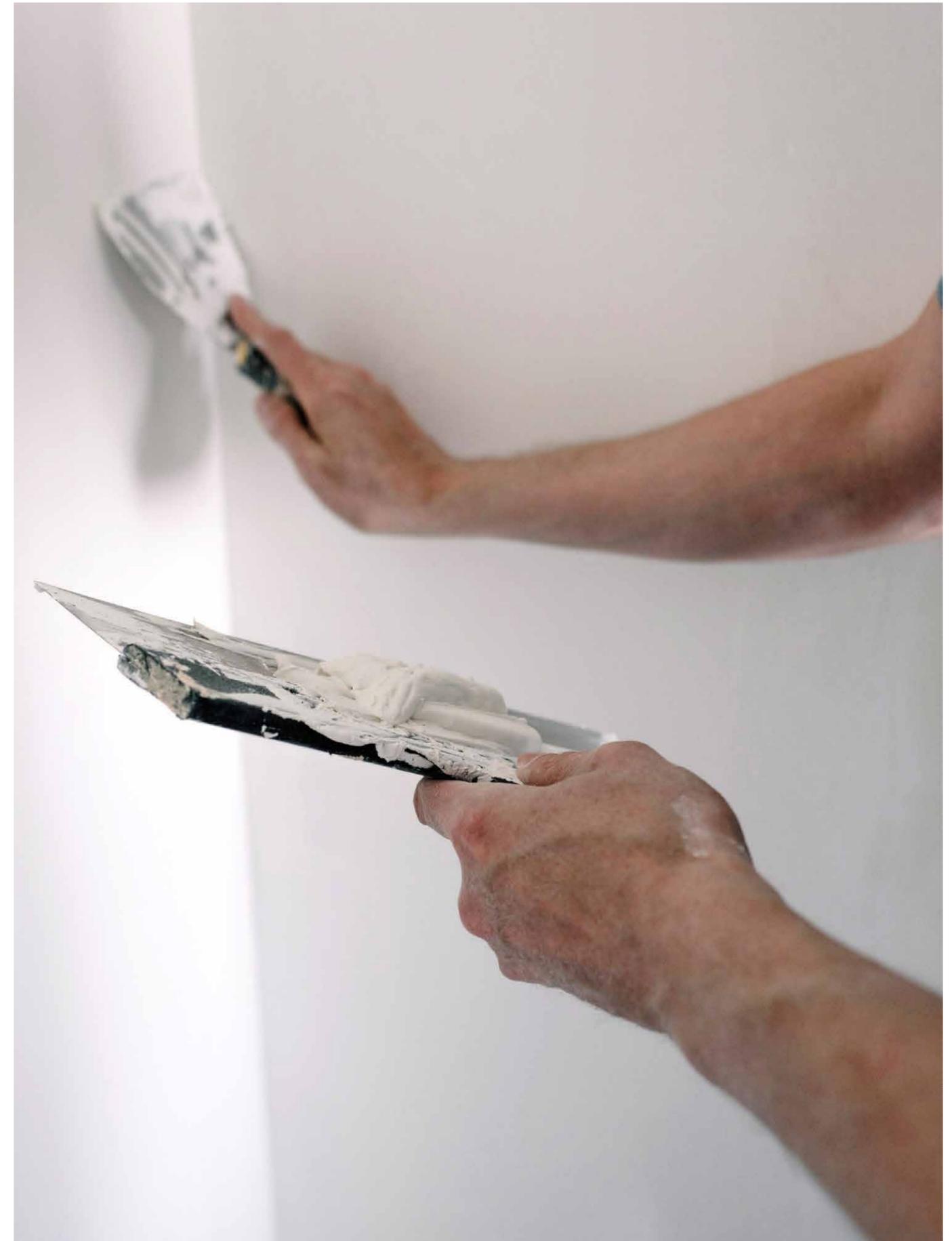
E.3.2 ALL CORRESPONDENCE TO BE IN WRITING

For both your benefit and ours, we ask that all correspondence, requests, concerns and submissions regarding service, whether warrantable or not, be in writing. All such correspondence can be sent by email or by written note to the Customer Care Office above.

E.3.3 SCHEDULING SERVICE CALLS

On receipt of your PDI Form, Initial Form, Mid-Year Form or One (1) Year Form, or a written request or concern, we will make every effort to schedule a convenient time for service work. However, precise time frames are often difficult to gauge when there are multiple trades involved, and we would appreciate your understanding and co-operation if we are late for an appointment with you.

Please be aware that our staff, as well as our trades, will not enter your unit without prior written consent, and if you leave your unit when a service call is scheduled without giving us written consent to enter, we will not be able to complete the service work.



E.3.4 SERVICE NOTICE

The Tarion Warranty Program requires us to address warrantable issues within a prescribed period of time. During this period it is important that you provide us and our trades with access to your unit. In order to schedule a service appointment, one of our Customer Care Representatives will contact you by way of email or phone to request access to your unit for the repair. Please ensure you respond in writing confirming that we have permission to enter your suite and escort the trade or service person to perform the necessary service work. If we do not receive your confirmation, we will not enter your unit to perform the necessary work.

TARION REQUIREMENTS TO PROVIDE ACCESS TO YOUR UNIT

“When necessary work is required, be sure to give your builder and their trades people access to your home during normal business hours, at a time mutually agreed upon in advance. Failure to do so will jeopardize your statutory warranty rights.”

A service card or notice will be left in your suite after each service call advising you as to who was in your home and of the nature of the service work performed. The work will be noted as either Completed or Incomplete or the service person may need to order material. If you have questions or concerns regarding the service work or you find that the work performed was unsatisfactory, please notify Customer Care in writing within seven (7) days. If notice is not received, the service work performed will be deemed satisfactory and complete and no further action will be taken.

E.3.5 STATUTORY WARRANTY FORMS (INITIAL, MID-YEAR & 1-YEAR SUBMISSIONS)

During your Pre-Delivery Inspection, you will identify any damaged, incomplete, or missing items. All such items should be included on the PDI Form. The PDI Form is not the same as a Statutory Warranty Form, such as the Initial Form, Mid-Year Form or One (1) Year Form. It is simply a formal record of your new home’s condition before you moved in and it will be used by Tarion as a reference for assessing future statutory warranty claims. You must use a Statutory Warranty Form to initiate the statutory warranty process. If you find that any of the items listed on the PDI Form have not been repaired or otherwise resolved, you should list them on the Initial form. For more information on Statutory Warranty Forms, please refer to Section F, Your Warranties.

E.3.6 COMMON ELEMENT ISSUES

All areas outside of your unit (such as the parking garage, hallways, amenities, exterior windows and balconies etc.) are managed by the Property Manager and they would take the lead on reporting and following up on any repairs or deficiencies. If you experience or see a common element problem you should contact the Property Manager directly.

FIRSTSERVICE RESIDENTIAL

Ted Blomme, Property Manager
T 647.438.8626
E ted.blomme@fsresidential.com

E.4 CONSTRUCTION PERFORMANCE GUIDELINES

The Construction Performance Guidelines for the Ontario Home Building Industry (CPG) is used by us and Tarion when determining whether or not a condition is covered by the statutory warranty. The purpose of the CPG is not to set new standards but to provide advance information as to how Tarion will resolve an issue between a builder and homeowner about defects in work or materials.

The CPG provides objective and uniform criteria that set out the minimum performance required in the construction of new homes in Ontario. They relate to work and material deficiencies and complement the Ontario Building Code (where a guideline is not consistent with a provision of the Ontario Building Code, the Code will prevail). The CPG is designed to be supplemented by any applicable guidelines or standards produced by industry associations. They do not replace manufacturer warranties.

The Construction Performance Guidelines should be interpreted with common sense. They deal only with the most frequent and typical items of concern to homeowners. The CPG describe the minimum acceptable performance or condition that homeowners should expect and builders must meet to satisfy the requirements of the warranties described in the Ontario New Home Warranties Plan Act.

To download a copy of the [Construction Performance Guidelines](http://www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf) (www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf), visit www.tarion.com.

YOUR WARRANTIES

F.



F.1 MINIMUM SERVICE REQUIREMENTS MANDATED BY TARION

Your new home is registered with the Tarion Warranty Corporation. Every new home in Ontario comes with specific warranty coverage provided by the Builder and backed by Tarion. This coverage, up to \$300,000 per home, begins on the unit's original Date of Possession and remains in effect even if you sell your home before the warranty expires.

Tarion was created in 1976 to administer the Ontario New Home Warranties Plan Act that protects new home buyers in Ontario. This law requires every home builder to be licensed and to provide specific warranty coverage with every new home. Tarion maintains a fund that is used to ensure your warranty is honoured. It also sets minimum customer service requirements that have important benefits for you as a new home buyer:

1. Your builder must provide you with access to download a copy of Tarion's Homeowner Information Package at or before the Pre-Delivery Inspection (PDI) of your new home.
2. Your builder is required to guide you through a PDI of your completed home to assess its condition before you take possession.
3. You have a right to complete a Statutory Warranty Form and submit it to Tarion if you are unsatisfied with a warrantable item in your unit.
4. After you submit a Statutory Warranty Form, you have the right to have the warrantable item repaired or the issue resolved within a specific period of time. If an item is not resolved within that time, then you have 30 days in which to contact Tarion to request a conciliation.

Most issues related to the Statutory Warranty are resolved between builders and owners without the intervention of Tarion. When necessary, Tarion will assist homeowners and builders in interpreting the scope of its warranties. To review what is covered under warranty, please review Tarion's [Construction Performance Guidelines](https://www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf). (https://www.tarion.com/sites/default/files/Construction-Performance-Guidelines-Freehold-Condo.pdf).

You must report your warranty claims within the relevant warranty timeframe. Your warranty coverage begins on the date you take possession of your unit, also known as your occupancy date. To be eligible for warranty claims, deficiencies and warrantable items must be reported in your [Tarion MyHome online portal](https://myhome.tarion.com/s/login?ec=302&startURL=%2Fs%2F) (https://myhome.tarion.com/s/login?ec=302&startURL=%2Fs%2F). Tarion's MyHome portal is an easy way to manage your warranty claims.

On the day of your occupancy, it is crucial to register for MyHome on Tarion's website.

REGISTERING FOR TARION'S MYHOME PORTAL

1. Visit myhome.tarion.com
2. Select Register
3. Enter your Enrollment Number
[This can be found on the Certificate of Completion and Possession Form (CPP Form) provided to you on your occupancy date]
4. Enter your Warranty Start Date
[This is also known as your occupancy date/date you are provided with your suite keys. The date can also be found on the Certificate of Completion and Possession Form (CCP Form)]
5. Fill out personal information

Warranty is divided into three different time periods; one (1), two (2) and seven (7) years with each offering protection for specific items. For more information on the Tarion Warranty please visit the official Tarion website at: <https://www.tarion.com/post-possession-coverage>

F.2 THE 1-YEAR WARRANTY

The One (1) Year warranty coverage begins on the date you take possession of your unit and ends on the day before the first anniversary of this date. For example, if your home's date of possession (Interim occupancy) is February 9, 2026, the One (1) Year warranty begins on February 9, 2026 and ends on February 9, 2027.

The one (1) year warranty coverage is divided into three warranty forms that cover different warrantable deficiencies within your unit in a one year span.

WHAT'S COVERED AND NOT COVERED

- Walls/ceilings shrinkage cracks due to settlement, and nail pops. As a courtesy, we will repair any shrinkage cracks and nail pops once within the one-year period. Repairs do not include repainting or replacing upgrades;
- Doors warped or ill-fitting interior doors. Note that normal shrinkage and expansion due to humidity levels will occur and will usually correct itself in the first year;
- Electrical defects in materials or installation of wiring, light switches, duplex outlets, electrical panel and breakers. The addition of breakers or circuits or any alterations to the electrical system by the homeowner voids this warranty item;
- Plumbing defects due to materials or improper installation of all copper piping, drains, soldered joints and shut-off valves;

- Ventilation performance of the kitchen hood fan and bathroom fan(s) provided the fans/filters have been kept free of grease and dirt build-up;
- Appliances are directly warranted by the manufacturers' warranty. Homeowners must deal with the manufacturer directly;
- Common areas and exclusive use common elements (as defined by the Declaration) are not covered under your individual suite warranty. Common area deficiencies should be addressed to the Condo Board via the Property Manager;

The One (1) Year warranty provided by the Builder and backed by Tarion:

- Requires that your home is constructed in a workman-like manner and free from defects in material;
- Ensures your home is fit for habitation;
- Protects your home against Ontario Building Code violations and;
- Ensures your home is free of major structural defects;

INITIAL WARRANTY FORM

Initial Warranty Form starts on the day after your warranty start date, and can be submitted between 1 and 41 days after your warranty start date.

The Initial Form must be download from the Tarion website through your MyHome Portal. Use this form to notify Tarion and us of outstanding warranty items during the first 30 days of possession of your new home. On this form, you may include items that were listed on your PDI Form that have not been addressed, as well as new items that you have discovered since taking possession of your home. Tarion will only accept and act on the Initial Form that is properly submitted on time, and only one Initial Form may be submitted. If Tarion does not receive a Initial Form from you on time, then you will have to wait until the next form which is the Mid-Year Form to notify Tarion of outstanding warranty items.

MID-YEAR WARRANTY FORM

Mid-year warranty Form claims start on the 42nd day after your warranty start date and need to submitted have until the 183rd day from your warranty start date to submit the form.

You can add any items not included on your Initial Form to your Mid-Year Form or PDI and Initial Form items that have not been addressed. Tarion will only accept and act on a Mid-Year Form that is properly submitted on time, and only one Mid-Year Form may be submitted. If Tarion does not receive a Mid-Year Form from you on time, then you will have to wait until the next form which is the One (1) Year Form to notify Tarion of outstanding warranty items.

ONE (1) YEAR WARRANTY FORM

You can begin adding items to a Year-End Form on day 183 after your date of possession. The form will be automatically submitted on day 365. This is your final opportunity to report items

covered by the one-year warranty to Tarion. If you do not submit a Year-End Form before the deadline, you may risk not having certain items covered by the warranty. You may submit only one 1-year Form. Tarion will only accept and act on the first 1-year Form that has been properly submitted on time. If you miss submitting the 1-Year Form on time, then you will have to wait until the second yer of possession of your home and you will only be able to report 2-year warranty items to Tarion at that time.

F.3 THE 2-YEAR WARRANTY

The 2-year warranty provided by the Builder and backed by Tarion covers:

- Water penetration through the basement of a foundation wall;
- Defects in material (including common element windows, doors and caulking), or defects in work that result in water penetration into the building envelope;
- Defects in work or materials in the electrical, plumbing and heating delivery and distribution systems;
- Defects in work or materials which result in the detachment, displacement or deterioration of exterior cladding (such as brickwork, aluminum or vinyl siding);
- Violations of the Ontario Building Code affecting health and safety (including, but not limited to, violations relating to fire safety and the structural adequacy of the home); and
- Major structural defects;

F.4 THE 7-YEAR WARRANTY

Your unit's seven-year warranty covers major structural defects only.

F.5 EXCLUSIONS FROM YOUR STATUTORY WARRANTY

The following is excluded from Tarion's warranties:

- Damage resulting from improper maintenance, such as dampness or condensation caused by failure of the homeowner to maintain proper ventilation levels, or improper operation of a humidifier, or any other moisture-producing device;
- Defects in materials, design and work that the homeowner supplied or installed;
- Secondary damage caused by defects under warranty. While the defects themselves are covered, the personal or property damage they cause is not. However, homeowner insurance may cover secondary damage;
- Normal wear and tear, such as scuffs and scratches to floor and wall surfaces caused by homeowners moving, decorating, and/or day-to-day use of the home;
- Normal shrinkage of materials that dry out after construction;
- Damage from floods, "acts of God", wars, riots, or vandalism;
- Damage from insects or rodents, unless it is the result of construction that does not meet the Ontario Building Code;
- Damage caused by municipal services or other utilities;
- Surface defects in work and materials noted and accepted in writing by the homeowner at the time of possession;
- Damage caused by the homeowners or their visitors;
- Contractual warranties which lie outside the Ac.;
- Alterations or additions made by the homeowner; (i.e. custom paint colour. Homeowner is to supply and paint areas of any builder repairs
- Builder is not responsible for supplying or painting any repaired areas that require a custom paint colour, other than the builder-grade paint provided at occupancy;
- Homes purchased from a receiver or trustee may not have warranty coverage;



We are thrilled to welcome you to your new home and want to hear from you about your experience with us.

We encourage you to visit www.urbancapital.ca to learn more about what we do, who we are, and the world-class real estate and communities that we develop across the country.

Please be sure to keep your contact information current with us by notifying Customer Care of any changes: **m3customercare@urbancapital.ca**

Thank you and welcome to your new home!

Property: **448 BURNHAMTHORPE ROAD WEST MISSISSAUGA, ON** (the "Property")

479-491 SOHO AVENUE MISSISSAUGA ON (the "Property")

Vendor: **ROGERS M CITY III DEVELOPMENT LIMITED** (the "Vendor")

Builder: **URBAN CAPITAL DEVELOPMENTS INC.** (the "Builder")

Date: **FEBRUARY 9TH, 2026** (the "Effective Date")

DISCLAIMER

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