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It finally happened! On November 1st, 2017, the *Condominium Act, 1998*, as amended by the *Protecting Condominium Owners Act, 2015*, came into force. It has been a long-anticipated and equally long-awaited change. How has this affected the thousands of condominium corporations which pepper the Eastern Ontario landscape? This jumbo issue of *CondoContact* pulls together articles written by prominent members of our condominium community in the hopes to assist our readers in understanding the principal amendments.

Let's start by talking about the Act itself. You may hear the Condominium Act referenced in several different ways: the new Act, the amended Act, the Condo Act, simply the Act, and possibly others. If you look at the online government version it is simply called Condominium Act, 1998, even with all the amendments. It will be titled as the Act throughout this publication.

The journey to November 1st 2017, has been a long and winding one, at times confusing. How did we get here? Where is here? Jim Davidson of Davidson Houle Allen LLP, have created **A Roadmap for the Amendments to the *Condominium Act, 1998*** to help guide Condominium Managers and Board Directors through the changes.

With all the amendments, it was inevitable. Managers are now required to be licensed in order to manage condominium corporations. Who needs a license? When do they need a license? How does one get a license? In our first in depth look at one of the amendments, **Mandatory Licensing for Condominium Managers**, Rodrigue Escayola from Gowlings WLG provides the who, the when, and the how, and the how much, of mandatory licensing.

There are new disclosure requirements for candidates running for the Board of Directors. Kati Aubin and Richard Elia from Elia Associates, explore the four main disclosure points in **Enhancement of Director Disclosure**. They explain why candidates seeking election or even re-election to the Board need not be leery of these disclosures.

From affordable dispute resolution to board director training, the CAO is here to help. But what is CAO? Who is CAT? Jocelyn Duquette from Gowlings WLG provides us with a comprehensive look into The Condominium Authority of Ontario and the services they provide to protect the condominium community.

In **Chargebacks: Are they – or will they be – permitted?** Jim Davidson and Victoria Craine from Davidson Houle Allen LLP, explore if the current wording of the indemnification provisions commonly found in condominium declarations will allow chargebacks to be added to an owner's common expenses. Will your Corporations need to consider an amendment to its declaration?

With the amendments of the Act came new procedures for owners' meetings along with additional deadline dates. Up to 5 days... Within 10 days... At least 20 days... it can seem very confusing. But don't agonize over this, Kati Aubin and Richard Elia from Elia Associates provide us with easy to follow guidelines in **Changes to the Unit Owners Meetings – New Timelines and Procedures**.

You asked, we answered. In **So Many Changes! So Many Questions! Q&A with Kim, Constance and Christy** the questions submitted by you, our readers, are answered. But it doesn't stop here, keep your questions coming for future publication.

And lastly, something heartwarming. Many of you are familiar with the remarkable work carried out by Habitat for Humanity but did you know that they in the midst of building their very first condominium corporation in Orleans? Alexis Ashworth, CEO of Habitat for Humanity, explains in **Habitat for Humanity: Every Hand Makes a Difference** why this is more than a condominium corporation, it's a community, a home for the Fitzsimmons, Moustabchir, Aningmuiq and El-Hajj families.

Grab yourself a coffee or tea and settle into your favorite chair...enjoy the read.

## Contributing to CCI Condo Contact Editor's Contact Information

A benefit of CCI membership is the opportunity to share perspectives with one another by contributing and reading articles in CCI-Eastern Ontario's quarterly newsletter *CondoContact*.

If you are a condominium director, owner or manager, and have a unique tale to tell or advice to relay to other condominium boards, let us know! If you are a professional or represent a trade company offering services or products to condominiums and have a relevant article, let us know! The subject matter should be current, concise and helpful. Topics should relate to management and operation of condominiums and not be of a commercial nature.

### ARTICLES MAY BE FORWARDED TO:

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