



**Q: Can the Condominium Authority Tribunal (CAT) hear my dispute about proxies?**

A: The CAT’s jurisdiction is still limited to disputes about the records of a condominium. As such, unless the dispute relates to a request to access proxies, the CAT is not an option at this time. It is important to note that the CAT recently released a decision affirming the condominium’s right to redact proxies to hide the name and unit, unless the condominium has approved a by-law to permit an owner to access that information.

**Q: I want to install an electric vehicle charging system (“EVCS”) on the common elements. What do I have to do to get it approved by the board of directors? Do I have to pay for it?**

A: The Condominium Act, 1998, was

recently amended to make it easier for owners to obtain the approval of the board of directors to install EVCS’s. The owner must submit an application with information about the owner and the proposed installation, including drawings or specifications. The condominium must respond within 60 days, unless the owner agrees to an extension. The condominium must approve the application, unless the installation would be a violation of the Act or other legislation; would adversely affect the structural integrity of the property; or pose a health and safety risk. The condominium must provide a report or opinion from its professionals to substantiate its reason for refusing the application. The condominium may propose an alternative installation plan if it does not result in unreasonable costs to the owner. The owner and condominium must enter into an agreement within 90 days. The owner must pay for the EVCS, unless the condominium and owner agree otherwise. Any dispute over the EVCS is resolved using mediation, and if necessary, arbitration.

>>>

Thank  
You

to our Advertisers!

*Without you, this publication would not be possible!*

»» **Q: How do I know if my manager is licensed with the Condominium Management Regulatory Authority of Ontario (CMRAO)?**

A: The CMRAO's website (cmrao.ca) has a public database of the licensed managers and management companies. You can search by name and your manager's name should appear... You will see their name, type of licence, licence number, expiration date for the licence, and information about their employer.

**Q: How do I know I find out who the directors of my condominium are?**

A: If you have a manager, ask him or her. You can also search the Condominium Authority of Ontario (CAO) website (condoauthorityontario.ca). Search by entering your condominium's name and municipal location. You should receive the names of the directors and other information on the condominium. ▀

Q&A provided by Michelle Kelly LLP of Robson Carpenter LLP.

ACMO	16
Atrens-Counsel Insurance Brokers	47
Brown & Beattie Building Science Engineering	30
Caliburn Engineering Inc.	44
Cannon Greco Management Ltd.	32
Chown Property Management Inc.	44
Cion   Coulter Engineers & Building Scientists	19
Clifton Kok LLP	30
Cowan Insurance Group	44
Criterion Jansen Engineers	43
Darmax Inc.	42
Elia Associates	48
The Enfield Group	40
Garden Grove Landscaping	2
Gelderman Landscape Services	38
J&W Condominium Management	33
Larlyn Property Management Ltd.	19
Magnum Property Solutions	33
McIntosh Perry	6
MF Property Management	42
Precision Management Services Inc.	2
Priority Submetering Solutions	6
Property Management Guild Inc.	5
R3 Integrators	32
RLB Chartered Professional Accountants	3
RMS Glass Inc.	40
SimpsonWigle Law LLP	4
SmithValeriotte Law Firm LLP	2
Tag - The Active Group	38
Wilson Blanchard Management	7
WSP	33



**MARIA DESFORGES, RCM, ACCI**  
President

---

125 FOREST AVENUE  
HAMILTON, ONTARIO L8N 1X7

TEL: 905-527-5445 ext 302  
TOLL FREE: 1-877-527-5445  
FAX: 905-527-3633

  [maria@jwcondo.com](mailto:maria@jwcondo.com)  
[jandwcondo-management.com](http://jandwcondo-management.com)