



YCC 50
IT'S MY COMMUNITY!



Maintenance & Repairs Responsibilities

For the legal definition of the “unit” please refer to by-law #IV, page 2 as well as the recent registered by-law #VIII ‘Standard Unit.’

1- Repairs & Maintenance by the Owner

Subject to Section 17 of the Act, all maintenance of and repairs to any unit shall be made by the owner of such unit, and each owner shall be responsible for all damage to any and all other units and to the common elements that his failure so to do may endanger, save and except such damage to the common elements as may be covered by insurance.

The Corporation shall make any repairs that the owner is obliged to make and that are not made within a reasonable time. Should such repairs by the Corporation be made necessary as a result of the failure of an owner to make such repairs, such owner shall be deemed to have consented to having such repairs made by the corporation and such owner shall be obliged to reimburse the Corporation for the cost of such repairs.

Repairs of the following items that are the responsibility of the owner:

- All repairs to drywall/plaster walls except for any damages due to repairs to the common elements such as plumbing within the walls or damages caused by the neighbouring unit.
- Unit door hardware such as hinges, locks and bolts and security peepholes.
- Faucets in kitchen, bathrooms and laundry rooms.
- All drainpipes leading from sinks/bathtubs up to the face of the wall where the drainpipe enters the main stack.
- Sink basins and baths, toilet tanks, bowls and flange seal.
- All electrical light switches, cover plates, outlets including stove and dryer.
- All doors within the unit excluding the unit entry door and balcony doors.

Smoke detectors in units are to be replaced by the Corporation due to their lifespan expiration. If they are found damaged or missing in any unit either during an inspection or any visit by the Manager, Super or contractor, they will be immediately replaced by the Corporation. The cost of labour and materials that will be in a form or a chargeback will be born by the unit owner who is responsible for the continued presence of the smoke detector in their unit.



2- Repairs & Maintenance by the Corporation

All repairs to the common elements shall be made by the Corporation and maintenance of such areas shall be maintenance by the Corporation, save and except for the outer surface of any window or door abutting or leading out of any unit on to a balcony or patio, the inner surface of any window, or inner surface of doors leading out of any units, that excluded portions of common element shall be maintained by each owner having the exclusive use thereof.

By-Law No.3, Article IV, 4.00 3) also includes duties of the Corporation to maintain the common elements including the supply of heat, hydro and water, as follows:

“3) The arranging of the supply of heat, electricity, water and other utilities to the property except, where prevented from carrying out such duty by reason of any event beyond the reasonable control of the Corporation...”

Repairs of the following are the responsibility of the Corporation, supported by By-Law No. 3, Article IV, 4.00 3):

- Ducts and exhaust fans located inside the wall for venting bathrooms, laundry and kitchen.
- Fuse/breaker panels that are equipment for supplying electrical power and are located inside the unit.
- Thermostats located inside the unit that controls the heating from the ceiling slab of the unit.
- Water shut offs located behind an access door inside the wall. Water shut offs are equipment for supplying water.
- Mailbox locks

NOTE: Given the occurrence of mould in some of the units, residents should be aware of the importance of controlling humidity and heat in their units. *(Refer to the printout on the mold issue located on the wall file folders in the mail room/1360 and by the management office/1350).*

