



Orion Management
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April 9, 2018

To: All Owners, Halton Condominium Corporation No. 372

Re.: NEW HOUSE RULE

Dear Owners:

Further to the proposed new house rule governing short-term leasing of the units which was mailed out approximately six weeks ago, please be advised that no objections have been received within the timeframe specified by the Act.

Therefore, the rule is now effective, and we enclose a copy for your records.

Yours truly,
ORION MANAGEMENT

S. Botnick

Visit our web site at <http://www.orionmgt.com>

February 14, 2018

TO ALL OWNERS
HALTON CONDOMINIUM CORPORATION NO. 372

NEW RULE RE. TENANCY

Dear Owners:

As you may know, Condominium Corporations in Oakville and other jurisdictions have been experiencing problems in terms of their units being used for Air BnB type businesses. In an effort to be proactive your Board of Directors has passed a house rule as per copy attached to this letter.

In accordance with Section 58 of The Condominium Act, house rules become effective 30 days after they have been published UNLESS the Board receives a requisition for a meeting of Owners under Section 46 of The Condominium Act. The requisition has to be signed by at least 15% of the Owners and must be received in our office by March 14, 2018.

If no requisition is received by March 14, 2018, the rule becomes effective on March 15, 2018.

Please feel free to call/email if you have questions.

Yours truly,
ORION MANAGEMENT


S. Botnick
sbotnick@orionmgt.com

on behalf of the Board of Directors

HALTON CONDOMINIUM CORPORATION NO. 372
(Pursuant to S.58 Condominium Act, 1998)

NEW RULE – re Tenancy

No. _____

- (a) No Unit shall be licensed, leased, rented, occupied or used for transient residential accommodation on a furnished or unfurnished suite basis, through a license, lease or other arrangement, where such arrangement for occupation or use is for a period of less than 180 consecutive days on any one occasion. Under no circumstances shall any Unit be licensed, leased, rented, occupied or used, or advertised for such use through any short term or vacation rental, hotel-alternative website, publication, or other advertisement medium.
- (b) Where a Unit is leased or rented to a corporation, partnership or other business entity as Tenant, the residents or individuals occupying the Unit under such arrangement, shall be considered along with such corporate or business entity, tenant for the purpose of this Rule and a change in the residents occupying the Unit, shall be treated as a new tenant or occupant of the Unit that must be in compliance with this Rule.
- (c) Any person occupying or otherwise using a Unit in contravention of this Rule, shall be deemed a trespasser and entry to or upon the common elements may be expressly denied by the Corporation.
- (d) Any losses, costs or damages incurred by the Corporation, including, without limitation, legal costs, by reason of the breach of this Rule by any owner and/or resident, or their respective family members, tenants, guests, invitees or agents shall be borne and paid by such owner of the Unit and shall be deemed to be additional contributions towards common expenses payable by such owner and recoverable as such by the Corporation.