

# Snapshot



## A quick glance at what's happening with ACMO and the condominium industry.

### ACMO Hosts its First Virtual Luncheon

As a result of the ongoing pandemic restrictions on public gatherings, ACMO held its first Virtual Luncheon on the morning of October 27, 2020. By all accounts, it was a resounding success with 280 registered attendees.

The interactive event consisted of a morning panel discussion regarding recent Condominium Authority Tribunal (CAT) decisions and the implications of the CAT's new expanded scope. The panel consisted of condominium lawyers Christy Allen of Davidson Houle Allen LLP, Maria Durdan of SimpsonWigle Law LLP, and Brian Horlick of Horlick Levitt Di Lella LLP.

During the lunch hour, attendees were encouraged to visit the virtual exhibit hall, where eight condominium industry service providers were ready to chat or meet live through video or supply information resources. There was also the opportunity to enter raffles to win prizes from many of the exhibitors. The afternoon session was reserved to introduce

and welcome new ACMO members, including recognizing recent RCM designates and ACMO 2000 certified companies. Congratulations, and welcome to all!

Thank you to all of the attendees and sponsors, Condo Control, Common Ground Condo Law, Atrens-Counsel Insurance Brokers, Lifeline Fire Protection, Progress Property Management Ltd., Spectrum Building Services, and Ster-ol Infection Control Specialists for making this the first of many successful virtual events to come. Watch the ACMO Event Calendar on [www.acmo.org](http://www.acmo.org) to register for virtual luncheons and for sponsorship and exhibitor opportunities.

### The New RCM Registry

To promote and elevate the profile of the condominium managers who have demonstrated a commitment to a higher standard and have earned their RCM designation, ACMO recently launched the RCM Registry on [acmo.org](http://acmo.org). This public

# Gaining Common Ground

**We're celebrating our firm's 1st anniversary!**  
**What a year it's been...**

**When I launched Common Ground in January 2020, I envisioned a condo law firm that combines progressive thinking, technology and the best of personal legal advice.**

**In our first year, we've taken hold of this vision. Here's some of what we've been up to:**

1. Virtually chaired and arranged hosting for 20+ condo AGMs.
2. Delivered uninterrupted service by embracing super-productive tech tools.
3. Launched online booking, reducing pointless scheduling emails and phone tag.
4. Spoke at 15+ free events to help condo managers and directors cope with the changing legal landscape.
5. Weighed-in at 10 committee meetings to help shape Condo Act changes, regulations and manager education requirements.
6. Officially added my two cents to governing bodies about those freaking Condo Forms!
7. And...just made the (excellent) decision to bring on **Gareth Stackhouse** to serve *more* of you even better.

**What a first year. More to come...**



**Gareth Stackhouse**

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With almost a decade of legal experience, Gareth acts as general counsel to Ontario condominium corporations. He's skilled at providing common-sense legal advice efficiently and in plain language, helping managers and boards move forward by understanding and minimizing risks. Gareth frequently writes and speaks on condominium topics.

**Reshaping how condo legal services are delivered.**

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registry lists the names of all the active RCMs, their location, and the date they earned their RCM designation.

Condo directors, owners and other industry professionals can now search the registry to confirm whether a manager is a Registered Condominium Manager.

### **Amendments to The Condo Act Relating to a Condo Guide**

On January 1, 2020, legislative amendments to the *Condominium Act, 1998* related to the publication of a Condo Guide will come into effect. These amendments require the Minister of Government and Consumer Services to ensure the development of a plain-language condominium guide providing information related to purchasing and ownership of a condo. The Condominium Authority of Ontario (CAO) will prepare the condo guide.

The proposed guide is expected to inform potential purchasers of residential condos of the risks involved in buying preconstruction condos and educating them about the condo

purchase process. The guide will cover a range of topics relevant to purchasing and owning property in a condo, including condo fees, board governance, etc.

Developers will be required to provide a copy of the condo guide to purchasers of preconstruction/new condos along with the currently required disclosure statement. Until then, the agreement of purchase and sale is not binding on the purchaser. Amendments will also allow a buyer who receives a copy of the guide and the developer's disclosure statement to rescind the agreement of purchase and sale before accepting a deed to the unit in certain instances.

### **Services and Trades at your fingertips**

This year, the popular ACMO Professional Services and Trades Directory was released in an easy to use digital flip-book format. The interactive publication features direct links to the website of the selected service provider saving time and effort. Bookmark the online directory

at [www.acmo.org](http://www.acmo.org) under the publications menu or download it to your smartphone's home screen for quick access to hundreds of companies that hold membership in our professional community. ■

#### **For iPhones:**

**Step 1:** From your phone, open the Professional Services & Trades Directory page on the ACMO website at [www.acmo.org](http://www.acmo.org)

**Step 2:** Click on the icon of a box with an arrow through it at the bottom of the screen

**Step 3:** Click on "Add to Home Screen," and you are done!

#### **For Androids:**

**Step 1:** From your phone, open the Professional Services & Trades Directory page on the ACMO website at [www.acmo.org](http://www.acmo.org)

**Step 2:** Click on the menu icon (3 lines) at the bottom of the screen

**Step 3:** Click on "+ Add page to"

**Step 4:** Click on "Home screen," and you are done!

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