

Snapshot



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

The CAT Expands to Include Nuisance-Related Disputes

On January 1, 2022 several changes under the *Condominium Act, 1998* (Condo Act) will come into force. These changes are:

- Amendments to section 117 of the Condo Act which will prohibit a person from:
 - i. Causing, through an act or omission, conditions or activities in a condominium (condo) corporation likely to damage condo property or cause injury or illness to an individual,
 - ii. Carrying on or permitting activities in a condo corporation if they result in the creation or continuation of (to an individual in a condo corporation):
 - a. Any unreasonable noise that is a nuisance, annoyance or disruption, or
 - b. Any other nuisances, annoyances or disruptions as prescribed in regulation.
- A housekeeping amendment to section 116 of the Condo Act that will clarify that where owners can make reasonable use of the common elements, they can also do so of the condo's assets, if any.

• Amendments to O. Reg. 48/01: General that will set out a list of prescribed nuisances, annoyances or disruptions for the purposes of new clause 117(2)(b) of the Condo Act. This list will include the following nuisances, annoyances or disruptions, if they are unreasonable:

1. Odour
2. Smoke
3. Vapour
4. Light
5. Vibration

• Amendments to O. Reg. 179/17: Condominium Authority Tribunal that will expand the Condominium Authority Tribunal's (CAT's) jurisdiction to include certain disputes related to:

- i. Nuisances, annoyances or disruptions as set out under subsection 117(2) of the Condo Act and in O. Reg. 48/01.
- ii. Provisions in a condo corporation's governing documents (i.e., its by-laws, declaration or rules) that prohibit, restrict or otherwise govern, the activities described in subsection 117(2) of the Condo Act or in O. Reg. 48/01, or any other type of nuisance, annoyance or disruption to an individual in a condo corporation.

- iii. Provisions in a condo corporation's governing documents that govern the indemnification of the corporation and/or owners, etc. in reference to the disputes in (ii).

You can search for and view the amendments at www.ontario.ca/laws/

Promoting the Profession

During the past year, ACOO has invested in digital advertising campaigns with Google and LinkedIn display ads promoting brand awareness and membership with ACOO, the RCM designation, and ACOO 2000 Certified management firms to condo boards, owners and the general public.

Six different designs with varying messages for each saw over 980,600 impressions and gained 5325 click-throughs to the ACOO website with people looking for more information on hiring RCMs and ACOO 2000 firms, earning an RCM designation, subscribing to the e-newsletter or joining ACOO. Overall, a successful campaign for boosting the awareness of the Association and the profession.

We will continue promote and communicate the higher standards of the RCM designation, ACOO 2000 Certified firms, and the Association to the condominium community and the general public at large on your behalf.

Services and Trades at Your Fingertips

Again this year, the popular ACOO Professional Services and Trades Direc-

tory 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 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 ACOO website at 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 ACOO website at 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!

New ACOO Certificate Program

ACOO is proud to announce the launch of the ACOO Certificate Program, a series of continuing education courses providing a higher level of knowledge in specific condominium management topics. Gaining a certificate will build on the knowledge you acquired through the RCM program and further differentiate you from those who only have the minimum general licence.

ACOO's inaugural Certificate Course was held in October and 82 condominium managers took part in the Advanced Plumbing and Water Management certificate course.

In the coming months, ACOO will introduce more courses covering a wide range of topics condominium managers need to stay current and competitive in today's market, aligning with the CMRAO Competency Framework. The plan is to offer seven courses annually, beginning in 2022. Certificate courses will become a requirement to achieving the RCM to ensure that everyone obtaining the designation in the future will continue to be able to differentiate themselves from those managers who hold only the general licence.

The following condominium managers were successfully passed the course quiz and received their certificate:

*Darla Ahmeti, RCM
Joseph Annan, RCM
Vanessa Anton, RCM
Juliet Atha, RCM
Elinor Bahiti, RCM
Susan Bailey, RCM
John Balog, RCM
Lubko Belej, RCM
Arian Behshad
Vincent Bennett, RCM
Nancy Bijelic, RCM
Gerald Bourdeau, RCM
Liliana Bratu, RCM
Tanya Brown, RCM
Anne Burgoon, RCM
Gezim Cela
Francisco Chavarria, RCM*

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Richard Chen, RCM
 Ivy Chiu, RCM
 Cynthia Chung, RCM
 Lhot Clarke, RCM
 Evan Clinansmith, RCM
 William (Bill) Colucci, RCM
 Nicholas Conroy
 Richard Fernandes, RCM
 Kozeta Fino, RCM
 Paulette Forsythe, RCM
 Pamela Fowler
 Sherri Gauvreau, RCM
 Robert Gillooly, RCM
 Aldis Gonzalez, RCM
 Katherine Gow, RCM
 Caroline Graham, RCM
 Roopali Gulati
 Jessica Gunawardana, RCM
 John Hickey, RCM
 Annika Hidingier, RCM
 Armand Hoxha
 Allyson Ingham, RCM
 Sahir Jamal, RCM
 Noah Johnston, RCM
 Beverly Jolicoeur, RCM
 Mark Jules, RCM
 Mo Killu, RCM
 In Kim, RCM
 Jessi-Lynn Langford, RCM
 Mark Mak, RCM
 Dean McCabe, RCM
 Kayla McKale, RCM
 Adam McMillan, RCM
 Genta McVeigh, RCM
 Gail Newmarch, RCM
 Yasmeen Nurmohamed, RCM
 Jim O'Neill, RCM
 Kaveh Oskoui, RCM
 Steve Paas, RCM

Ron Philp, RCM
 Marian Postelnicu
 Olha Pulnyeva, RCM
 Afreez Rahemtulla, RCM
 David Rampino, RCM
 Rocco Rampino, RCM
 Adam Rapp, RCM
 Maria Ryder
 Paris Sajedi, RCM
 Gowri Shakthi, RCM
 Kimberly Sinclair, RCM
 Alfred Siu
 Racquel Smith, RCM
 Trevor Sone, RCM
 Adelina Sottile, RCM
 Sandra Swiatlowski, RCM
 Mary Thorne, RCM
 Tony Tong
 Laurent Trembley, RCM
 Sheldyn Valley, RCM
 Elaine White, RCM
 Sarah Wilford, RCM
 Debbie Wilson, RCM
 Yvonne Yorke, RCM

Jeremy Lee-Hermann, RCM
 Jenny Pui-Yan Pang, RCM
 Lina Poltinikov, RCM
 Alessia Reci, RCM
 Matthew Rowlands, RCM

And the Winners Are...

Each year, ACMO honours exceptional achievements in the condominium industry with its annual awards of excellence. This year's awards ceremony was again held online as part of the Virtual Luncheon on Friday, November 26, 2021.

Individuals were nominated by fellow peers, board members, professionals, and trades in various award categories. Submissions were reviewed and evaluated by the 2021 Awards Committee comprised of Vince Bennett, RCM (Chair), Babak Ardan, RCM, Sally Thompson, Armand Conant, James Davidson, and Peter Leong.

We are proud to recognize the following winners of the ACMO Condominium Management Awards. Congratulations to all the nominees and winners!

Manager of the Year was presented to **Bes Kondi, RCM**, who has demonstrated an extraordinary commitment and dedication to professional condominium property management.

Leader of the Year was presented to **Dean McCabe, RCM**, who has demonstrated team leadership in business practices and/or in the development of professional property managers.

Genesis Award was presented to **Elliot Shermet**, new in the profession and has displayed exceptional service ■

Welcome New RCMs

ACMO wishes to recognize those members who recently achieved their RCM designation and have demonstrated a commitment to professionalism and a higher standard of condominium management. Congratulations to all!

Christopher Beswick, RCM
 Martin Brisson, RCM
 Galit Daniels, RCM
 Gerald Ryan Erwin, RCM
 Beenish Haleem, RCM
 Taranjeet (Teena) Kaur, RCM
 Patrick Krall, RCM



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