



Toronto Standard Condominium Corporation NO. 1831 Broadview Lofts

Nadlan-Harris Property Management Inc.

500 Champagne Drive Toronto, Ontario M3J 2T9

Telephone (Nadlan-Harris Management): (416)-915-9115

Fax (Nadlan-Harris Management): (416)-915-9115

Email: info@nadlan-harris.com

Elevator Booking Agreement

Name and Suite Number of Resident Booking Elevator:	
Contact Telephone Number for Resident During Move:	
Start Date and Time (no earlier than 9:00 a.m.):	
End Date and Time (no later than 5:00 p.m.):	

The Corporation shall permit the Resident to use the Corporation's elevator (the elevator) for the purpose, on the date and during the time specified above (hereafter referred to as the PERIOD OF USE), and the Resident agrees to so use the Elevator or cause it to be used, all upon the following terms and conditions:

1. Security Deposit and User Fee:

The Resident shall pay to the Corporation, upon signing this Agreement, a security deposit of \$300. Such payments shall be made by money order or certified cheque payable to the Corporation (TSCC 1831)

2. Inspection (form attached hereto):

The Resident, together with the building superintendent or a representative of the Corporation, shall conduct an inspection of the Elevator and the parts of the common elements affected by the move or delivery.

immediately prior to using the Elevator; and
upon completion of the move or delivery.

Any damage noted during the re-inspection that was not noted on the initial Inspection shall be deemed to have been caused by the move or delivery. If the Resident fails to attend any such inspection, the determination of the building superintendent or the representative of the Corporation as to any damage shall be final and conclusive.

3. Period of Use:

The Resident shall use the Elevator only during the Period of Use as identified above. At the start time as identified above, security will place the elevator on service for exclusive use.

PLEASE NOTE THAT MOVES MUST BE BETWEEN 9:00am to 5:00pm MONDAY TO FRIDAY.

NO MOVES ARE PERMITTED TO TAKE PLACE ON SUNDAYS OR PUBLIC HOLIDAYS.

FLOOR COVERINGS MUST BE USED TO COVER ALL CARPETING UP TO THE SUITE FOR ALL MOVES AND DELIVERIES TO PREVENT DAMAGE TO THE CARPETING IN THE BUILDING.

Deliveries are permitted on Sundays during the specified times as outlined on this form. If a move continues past the above permitted end times, as in the case of a delay causing the move to be incomplete, a fee of \$100 per hour will be applied.

Moving will not be permitted after 7:00 p.m., with no exceptions.

4. Obstructions:

The Resident shall not obstruct or permit to be obstructed corridors or elevator lobbies prior to, during or after the Period of Use.

The Resident shall be responsible for removing or disposing of containers used for the move or delivery.

At no time shall the Resident use the front entrance of the building for the purposes of moving.

All deliveries for the elevator must be delivered through the courtyard doors.

5. Unauthorized Entry:

The Resident shall take or cause to be taken reasonable precautions to prevent unauthorized entry into the building through the doors used for the move or delivery while the doors are kept open for that purpose.

6. Liability for Damage:

The Resident shall be liable to the Corporation for the full cost of repairing any damage caused or deemed to be caused by the Resident to the Elevator or the portions of the common elements affected by the move or delivery.

7. Repair Cost:

The Corporation shall be entitled to determine, in its sole discretion, by whom, when and how the repair of the damage shall be carried out. The Corporation shall, as soon as reasonably practicable after the Date of Use, estimate the cost of the repair.

After completion of the repairs, the Corporation shall notify the Resident of the invoiced cost of the repairs.

The Resident, upon request to the Corporation shall be entitled to examine such invoices at the office during normal business hours.

8. Payment of Repair Cost

The Resident authorizes the Corporation to apply the security deposit paid by the Resident towards the estimated cost of the repairs. If the final invoiced cost is less than the amount so applied, the Corporation shall refund the difference to the Resident if the final invoiced cost exceeds the amount so applied, the Resident shall pay the excess to the Corporation on demand. If the excess is not paid when due, the Resident shall pay interest thereon at the rate of 24% per annum from the date of demand to the date of payment in full together with all costs of collection incurred by the Corporation, including solicitor's fees on a solicitor and his own client basis.

9. Refund of Security Deposit

If no damage is noted on the re-inspection, the Corporation shall refund the security deposit to the Resident within three working days after the Date of Use.

If damage is noted on the re-inspection, the Corporation shall refund to the Resident the balance if any, of the security deposit after applying it towards payment of the estimated repair costs.

Such refund shall be returned promptly after determination of the estimated repair cost.

10. Surrender of Keys Etc:

If the use of the Elevator relates to the Resident's move out of the Building, the security deposit or the un-deducted part thereof shall not be refunded unless the Resident has surrendered to the Corporation any Common Element Keys.

11. Use of Loading Zone (area in front of courtyard) During the Move:

The loading zone is intended for short term loading and unloading only. This area is patrolled by parking officers for parking violations.

As well, please be aware that leaving a vehicle parked there may result in a ticket from the City of Toronto. Neither TSCC 1831, the Board of Directors or security personnel have any control over the issuing of such tickets and any and all costs related to tickets will be borne by the resident.

12. 3RD FLOOR AND 5TH FLOOR MOVES/DELIVERIES – CROSSOVER FLOORS – SECURITY SERVICES:

For residents who are moving in or out of the building or have deliveries, please note, there is only the west elevator available on the 3rd and 5th crossover floor. Therefore, the resident living on the 3rd or 5th crossover floor who is booking the elevator acknowledges that a security guard will be operating the elevator at all times for moves and deliveries. This ensures there is always access and are no disruptions of elevator service for residents living in the suites on the 3rd and 5th cross-over floors.

By signing below, the Resident agrees to be bound by the terms of the Elevator Booking Agreement as outlined above.

Date	Resident Signature	Date	On Behalf of TSCC 1831

FOR USE BY SECURITY ONLY:

AMOUNT OF FEE RECEIVED: \$ _____

AMOUNT OF DEPOSIT RECEIVED: \$ _____

Elevator Inspection Form

Name and Suite Number of Resident Booking Elevator.

The resident and a representative of the Corporation will together review the state of the following Items/areas prior to the start of the move. Note any existing damage in the *Prior to Move* section with an X and provide commentary In the space provided in the box to the right

<p>Prior to Move Checklist .</p> <p>DATE: _____</p> <p>ELEVATOR _____</p> <table border="1" style="width: 100%;"> <tr><td>Doors (Interior)</td><td></td></tr> <tr><td>Doors (Exterior)</td><td></td></tr> <tr><td>Walls</td><td></td></tr> <tr><td>Flooring</td><td></td></tr> <tr><td>Ceiling/lights/buttons</td><td></td></tr> <tr><td>Mirror</td><td></td></tr> </table> <p>HALLWAY (Inclusive of entire area to and from unit and elevator)</p> <table border="1" style="width: 100%;"> <tr><td>Floor Tiles</td><td></td></tr> <tr><td>Carpet</td><td></td></tr> <tr><td>Mirrors</td><td></td></tr> <tr><td>Walls</td><td></td></tr> <tr><td>Neighbour's doors</td><td></td></tr> <tr><td>Owner's door</td><td></td></tr> <tr><td>Lights</td><td></td></tr> <tr><td>Ceilings</td><td></td></tr> <tr><td>Fire Alarm Devices</td><td></td></tr> <tr><td>Runners/Baseboards</td><td></td></tr> </table>	Doors (Interior)		Doors (Exterior)		Walls		Flooring		Ceiling/lights/buttons		Mirror		Floor Tiles		Carpet		Mirrors		Walls		Neighbour's doors		Owner's door		Lights		Ceilings		Fire Alarm Devices		Runners/Baseboards		<p>After Move Checklist</p> <p>DATE: _____</p> <p>ELEVATOR _____</p> <table border="1" style="width: 100%;"> <tr><td>Doors (Interior)</td><td></td></tr> <tr><td>Doors (Exterior)</td><td></td></tr> <tr><td>Walls</td><td></td></tr> <tr><td>Flooring</td><td></td></tr> <tr><td>Ceiling/lights/buttons</td><td></td></tr> <tr><td>Mirror</td><td></td></tr> </table> <p>HALLWAY (Inclusive of entire area to and from unit and elevator)</p> <table border="1" style="width: 100%;"> <tr><td>Floor tiles</td><td></td></tr> <tr><td>Carpet</td><td></td></tr> <tr><td></td><td></td></tr> <tr><td>Walls</td><td></td></tr> <tr><td>Neighbour's doors</td><td></td></tr> <tr><td>Owner's door</td><td></td></tr> <tr><td>Lights</td><td></td></tr> <tr><td>Ceilings</td><td></td></tr> <tr><td>Fire Alarm Devices</td><td></td></tr> <tr><td>Runners/Baseboards</td><td></td></tr> </table>	Doors (Interior)		Doors (Exterior)		Walls		Flooring		Ceiling/lights/buttons		Mirror		Floor tiles		Carpet				Walls		Neighbour's doors		Owner's door		Lights		Ceilings		Fire Alarm Devices		Runners/Baseboards		<p>NOTE:</p> <p>Any damages existing prior to the move will not be the responsibility of the Resident and only new damages listed on the After Move section will require Resident payment Please note detail on existing and new damages in the space below.</p>
Doors (Interior)																																																																		
Doors (Exterior)																																																																		
Walls																																																																		
Flooring																																																																		
Ceiling/lights/buttons																																																																		
Mirror																																																																		
Floor Tiles																																																																		
Carpet																																																																		
Mirrors																																																																		
Walls																																																																		
Neighbour's doors																																																																		
Owner's door																																																																		
Lights																																																																		
Ceilings																																																																		
Fire Alarm Devices																																																																		
Runners/Baseboards																																																																		
Doors (Interior)																																																																		
Doors (Exterior)																																																																		
Walls																																																																		
Flooring																																																																		
Ceiling/lights/buttons																																																																		
Mirror																																																																		
Floor tiles																																																																		
Carpet																																																																		
Walls																																																																		
Neighbour's doors																																																																		
Owner's door																																																																		
Lights																																																																		
Ceilings																																																																		
Fire Alarm Devices																																																																		
Runners/Baseboards																																																																		

By signing this document the undersigned Resident agrees to responsibility for any NEW damages listed on this form that occurred as a result of the above-mentioned move.

Furthermore, the Resident agrees to a deduction from the standard \$500 moving deposit totaling the full amount of any damage, and any additional funds as required if said damages exceed the amount of the \$500 deposit.

If no damages have occurred as a result of the move the \$500 moving deposit will be promptly refunded after inspection of the premises by a representative of the Corporation.

Signature of Resident:	
Signature of Corporation's Representative:	