CertCheck.ca

Sample report (fictional)

Sample built from fictional certificate text - Generated 2026-11-22

This sample uses fictional certificate text, not a real condo.

Flags found: 2 high, 2 medium, 0 low.

Each flag shows the page it comes from. Check the quoted text against the original PDF.

Red flags

1. Reserve fund study may be out of date

HIGH

The latest reserve fund study referenced is from 2021. Ontario requires an update at least every 3 years.

Why it matters: An outdated study means special assessment risk cannot be judged from the file.

Ask your lawyer: Please ask the management company for the most recent reserve fund study and any Form 15, if one exists.

Source: p. 47: "Reserve fund study prepared in 2021 by Example Engineering."

2. Special assessment mentioned

HIGH

The certificate refers to a special assessment that is declared, proposed, or under board discussion.

Why it matters: A special assessment can be a large one-time cost charged to the unit owner.

Ask your lawyer: Has a special assessment been declared, or is one being discussed? What is the expected amount and timing?

Source: p. 31: "Special assessment: the board is considering a special assessment for balcony repairs."

3. Common expense increase above 8%

MEDIUM

The budget shows a percentage increase in common expenses above 8%.

Why it matters: Large increases often reflect deferred maintenance or rising costs the buyer will carry.

Ask your lawyer: What is driving the common expense increase, and is it a one-time or ongoing change?

Source: p. 12: "Budget for 2027. Common expense increase: 11.2%"

4. Documents not found in the package

MEDIUM

These documents were not found in the text that could be read: Audited financial statements; Declaration / by-laws / rules; Board meeting minutes.

Why it matters: Without them, part of the corporation's finances, rules or legal position cannot be checked.

Ask your lawyer: Can the seller's agent or management company provide the missing documents before the condition deadline?

Source: not found in the PDF (the finding is that it is missing).

Questions for your lawyer

1. Please ask the management company for the most recent reserve fund study and any Form 15, if one exists.
2. Has a special assessment been declared, or is one being discussed? What is the expected amount and timing?
3. What is driving the common expense increase, and is it a one-time or ongoing change?
4. Can the seller's agent or management company provide the missing documents before the condition deadline?

Documents

Included Status certificate (main form) (p. 1)
Included Budget / estimated budget (p. 12)
NOT FOUND Audited financial statements
Included Reserve fund study (p. 47)
Included Insurance certificate (p. 52)
NOT FOUND Declaration / by-laws / rules
NOT FOUND Board meeting minutes
Included Litigation statement (p. 58)

Key numbers

Monthly common expense: $812.40 (p. 1)
Reserve fund balance: $184,000 (p. 47)
Insurance expiry: 2027-06-30 (p. 52)
Unit arrears: Not read, check the file

Could not read reliably

Reserve fund balance trend: Compare the reserve balance across years in the financial statements.
Missing document: Audited financial statements: Ask the seller's agent or management company.
Missing document: Declaration / by-laws / rules: Ask the seller's agent or management company.
Missing document: Board meeting minutes: Ask the seller's agent or management company.

Share this report with your agent and your lawyer. CertCheck is a screening aid, not legal advice. It does not tell you whether to buy. Have a licensed Ontario real-estate lawyer review the full status certificate before you firm up your offer or waive conditions.