

March 24, 2020

NOTICE TO OWNERS

T.S.C.C. No. 2510 – COVID-19 Short-Term Rental Activities Prohibited

The Board of Directors and Duka Property Management's highest priority is the health and safety of our owners, residents, staff, and visitors.

The Board of Directors has sought professional advice in light of the growing state of emergency and has determined that short-term rentals within the Corporation during the ongoing COVID-19 epidemic presents an undue risk of danger to TSCC 2510's residents and to the short-term tenants themselves.

Therefore, you are receiving this preliminary notice to inform you that, effective **Thursday, March 26, 2020**, all short-term rental activities (being any rental that is less than 28 consecutive days) within the building are prohibited pursuant to section 117 of the *Condominium Act, 1998*:

"No person shall permit a condition to exist or carry on an activity in a unit or in the common elements if the condition or the activity is likely to damage the property or cause injury to an individual."

This prohibition is expected to continue until the current state of emergency is resolved.

TSCC 2510 will not be interfering with currently occupied rentals, however no new short-term rental occupancies will be permitted. Short-term rental operators within TSCC 2510 must immediately cancel all imminent bookings. Any short-term rental occupants who are discovered attempting to enter the building will be denied entry and treated as trespassers. Any building access devices used by these unauthorized people will be deactivated.

Following this letter:

- TSCC 2510 will deliver its emergency policy regarding short-term rentals to all unit owners;
- A letter from management will be sent to all known short-term rental operators advising them to cease operations, failing which, enforcement will be referred to TSCC 2510's lawyers, at the owner's cost;

We thank you in advance for your attention to this matter and look forward to your much-anticipated cooperation.

Yours Truly,

Duka Property Management Inc.
As Agents for and on Behalf of T.S.C.C. No. 2510



Fisnik Basha, Gen. Lic.
Senior Condominium Manager