

**PETERBOROUGH STANDARD  
CONDOMINIUM CORPORATION NO. 77**

**To: All Owners**March 31, 2023  
**From: The Board of Directors**  
**Re: New rule Regarding Harassment, Violence, and Discrimination**

---

Dear owners,

After careful consideration, and in order to promote the safety, security and welfare of all individuals on the property, the Board of Directors of PSCC 75 has adopted a new rule regarding harassment, violence and discrimination at the Corporation.

A copy of the new rule is attached to this notice. Also attached to this notice is a copy of sections 46 and 58 of the *Condominium Act*.

***What is this rule about?***

The purpose of this new rule is ensure that all individuals are treated in a respectful manner, free from harassment, violence and discrimination. To do so, this rule sets clear boundaries around the kind of conduct, communications and interactions that are not acceptable at the Corporation. This rule, if accepted by the owners, would apply to all owners, residents, board members, guests, staff, contractors and anyone else on the Corporation's property.

***Why are we adopting this rule?***

It was strongly felt that such a rule was required to promote the welfare of everyone at the Corporation and to ensure that the Corporation complies with all of its requirements mandated by the *Occupier's Liability Act* and the *Occupational Health and Safety Act*. Ultimately, the Corporation is the occupier of the common elements, and is responsible for the safety of those present in them.

The Corporation takes this duty, and the safety of its residents and directors, very seriously. Which is reflected in this rule. Everyone – all owners, residents, and anyone else on the property – is entitled to safety and security and to be free from harassment at PSCC 75.

This Rule gives the Corporation the tools and power to help uphold everyone's safety and wellbeing, and prevent unwelcome harassment, violence and discrimination.

***When will this Rule come into effect?***

The new rule will come into effect at least thirty (30) days after the date of this notice **unless** the Board receives, within those thirty (30) days, a requisition from the owners of at least 15% of the units, in accordance with section 46 of the *Condominium Act, 1998*, requesting a meeting to consider the new Rule.

If such a requisition is received within those thirty (30) days of this notice, the requisitioned meeting will be called and the new rule will **not** become effective until the earlier of the following:

1. either no quorum is reached at the requisitioned meeting; or,

2. if quorum is reached at the requisitioned meeting, the majority of the owners present at the meeting do not vote against the rule.

Stated otherwise, if no meeting is requisitioned within 30 days of this notice, the new rule will be **effective on May 15, 2023**. If a meeting is requisitioned, the rule will become effective the day after the meeting is duly held unless a majority of the owners present at the meeting vote against it.

Please do not hesitate to contact the Board should you have any questions or concerns regarding the foregoing.

Yours very truly,

Board

of

Directors

# Excerpts of the Condominium Act

## Requisition for meeting

**46** (1) A requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units, are listed in the record maintained by the corporation under subsection 47 (2) and are entitled to vote. 1998, c. 19, s. 46 (1).

## Form of requisition

(2) The requisition shall,

- (a) be in writing and be signed by the requisitionists;
- (b) state the nature of the business to be presented at the meeting; and
- (c) be delivered personally or by registered mail to the president or secretary of the board or deposited at the address for service of the corporation. 1998, c. 19, s. 46 (2).

## Same, removal of directors

(3) If the nature of the business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director who is proposed to be removed, the name of the director, the reasons for the removal and whether the director occupies a position on the board that under subsection 51 (6) is reserved for voting by owners of owner-occupied units. 1998, c. 19, s. 46 (3).

## Duty of board

(4) Upon receiving a requisition mentioned in subsection (1), the board shall,

- (a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting; or
- (b) otherwise call and hold a meeting of owners within 35 days. 1998, c. 19, s. 46 (4).

## Non-compliance

(5) If the board does not comply with subsection (4), a requisitionist may call a meeting of owners which shall be held within 45 days of the day on which the meeting is called. 1998, c. 19, s. 46 (5).

## Reimbursement of cost

(6) Upon request, the corporation shall reimburse a requisitionist who calls a meeting under subsection (5) for the reasonable costs incurred in calling the meeting. 1998, c. 19, s. 46 (6).

\*\*\*\*\*

## **Rules**

**58** (1) The board may make, amend or repeal rules under this section respecting the use of the units, the common elements or the assets, if any, of the corporation to,

- (a) promote the safety, security or welfare of the owners and of the property and the assets, if any, of the corporation; or
- (b) prevent unreasonable interference with the use and enjoyment of the units, the common elements or the assets, if any, of the corporation. 2015, c. 28, Sched. 1, s. 54 (1).

## **Rules to be reasonable**

(2) The rules shall be reasonable and consistent with this Act, the declaration and the by-laws. 1998, c. 19, s. 58 (2).

## **Same, proposed rules**

(3) Rules proposed by the declarant before the registration of a declaration and description shall be reasonable and consistent with this Act, the proposed declaration and the proposed by-laws. 1998, c. 19, s. 58 (3).

## **Inconsistent provisions**

(4) If any provision in a rule or a proposed rule is inconsistent with the provisions of this Act, the provisions of this Act shall prevail and the rule or proposed rule, as the case may be, shall be deemed to be amended accordingly. 1998, c. 19, s. 58 (4).

## **Amendment by owners**

(5) The owners may amend or repeal a rule at a meeting of owners duly called for that purpose. 1998, c. 19, s. 58 (5).

## **Notice of rule**

(6) Upon making, amending or repealing a rule, the board shall give a notice of it to the owners that includes,

- (a) a copy of the rule as made, amended or repealed, as the case may be;
- (b) a statement of the date that the board proposes that the rule will become effective;
- (c) a statement that the owners have the right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7) and (8); and
- (d) a copy of the text of section 46 and this section. 1998, c. 19, s. 58 (6); 2015, c. 28, Sched. 1, s. 54 (2).

### **When rule effective**

(7) Subject to subsection (8), a rule is not effective until the following time:

1. If the board receives a requisition for a meeting of owners under section 46 within 30 days after the board has given notice of the rule to the owners, the earlier of,
  - i. the time at which a quorum is not present at the first attempt to hold the meeting, and
  - ii. the time at which a quorum is present at the first attempt to hold the meeting and the owners do not vote against the rule at the meeting.
2. If the board does not receive a requisition for a meeting of owners under section 46 within the 30 days after the board has given notice of the rule to the owners, the day after that 30th day. 2015, c. 28, Sched. 1, s. 54 (3).

### **Same**

(8) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose. 1998, c. 19, s. 58 (8).

### **Same, proposed rule**

(9) Despite subsection (7), a rule proposed by the declarant before the registration of the declaration and description shall be effective until it is replaced or confirmed by a rule of the corporation that takes effect in accordance with subsection (7). 1998, c. 19, s. 58 (9).

### **Compliance**

(10) All persons bound by the rules shall comply with them and the rules may be enforced in the same manner as the by-laws. 1998, c. 19, s. 58 (10).