

**Notice of Meeting of Owners under
s. 34 (5) of the Condominium Act**Information for owners about a meeting to
elect directors called under s. 34 (5) of the
Condominium Act**Instruction**

This PDF form can be filled out electronically and then saved or printed. When filled out electronically, the form is dynamic – for example, text boxes will expand as you enter information, and checking certain boxes may cause items to appear or disappear as necessary. The blank form can also be printed in full, and then filled out in hard copy. If you are filling out the form in hard copy and you need more space, you may enclose additional sheets of paper with the form.

Meeting Information

Condominium corporation's name

This meeting is being called by _____ because
name of owner there are no longer any directors on the board. the number of directors remaining on the board are not sufficient for a quorum, and the remaining directors have not called a meeting to fill the open positions.

1. Date and Time of the Meeting

2. Place of the meeting

3. The nature of the business to be presented at the meeting is (a meeting agenda may be included with this form)

4. Please describe below the quorum needed for any part of this meeting:

The reference to "units" here does not include units that are intended for parking or storage purposes, or for the purpose of providing space for services or facilities or mechanical installations, unless all of the units in the corporation are those kinds of units. Only owners that are entitled to vote at the meeting and are either present at the meeting or represented by proxy can count towards quorum. If this is a pre-turnover meeting under s. 42(6) of the *Condominium Act, 1998*, please see s. 42 (10) of the Act to determine who counts towards quorum.

5. A by-law of the corporation authorizes methods of being present at the meeting, in addition to attending in person or by proxy (e.g., by phone or online)

 Yes No

The methods of being present are

6. A by-law of the corporation authorizes voting methods, in addition to voting by a show of hands, by ballot, by proxy (e.g., by phone or online), if any

Yes

No

The methods of voting are

7. If you wish to be present at the meeting by proxy (for purposes of quorum) or to vote on any matters by proxy, you must use the mandatory proxy form. The form is available on the Government of Ontario website. It may also be available from your corporation. The total number of positions on the board that are the subject of an election at the meeting, and the term or remaining term of each position, are

The number of positions that are the subject of an election at the meeting and that are reserved for voting by owners of owner-occupied units is

The total number of positions on the board is

Note for common elements condominium corporations: If your corporation is a common elements condominium corporation, all references in this form to "unit(s)" should be read as references to "common interest(s) in the corporation," and all references to "unit owner(s)" should be read as references to "the owner(s) of a common interest in the corporation".

Note: For information about disclosure obligations and qualifications, see s. 29 (1) of the *Condominium Act, 1998* and s. 11.6 of Ontario Regulation 48/01 under the *Condominium Act, 1998*, copies of which are included with this notice.

Dated this _____ day of _____, _____.

day of month

month

year