

TARION OVERVIEW:

- Purpose: Provides warranty coverage for newly built homes in Ontario.
- Coverage: Includes protection against defects in workmanship, materials, and major structural issues.

WARRANTY COVERAGE:

- One-Year Warranty: Covers defects in workmanship and materials.
- Two-Year Warranty: Includes coverage for defects in workmanship related to plumbing, heating, electrical systems, and water penetration.
- Seven-Year Warranty: Covers major structural defects.

PRE-DELIVERY INSPECTION (PDI):

- Purpose: Conducted before moving in to identify and document any issues.
- Timing: Typically scheduled prior to closing with the Customer Service Team

HOMEOWNER RESPONSIBILITIES:

- Report Issues: Notify TARION and the builder of any issues within the warranty periods.
- Documentation: Keep detailed records of all communication with the builder and Tarion, as well as photos and written descriptions of any defects or problems you encounter.

CLAIM PROCESS:

- Filing a Claim: Submit a warranty claim to TARION for covered issues.
- Resolution: TARION will work with the builder to address and resolve warranty claims.

DELAYED OCCUPANCY:

- Compensation for Delays: If your condo's occupancy is delayed beyond the agreed dates, you may be eligible for compensation up to \$150 per day for living expenses, up to a maximum of \$7,500.

CONTACT INFORMATION:

- TARION: Reach out to TARION for more details on coverage, claims, and warranty services.

EXPLANATION OF STATEMENT OF CRITICAL DATES:

The Statement of Critical Dates ensures transparency in the construction timeline. If delays occur, knowing your critical dates helps you understand your rights, such as compensation for delays or options to withdraw from the agreement.

KEY DATES IN THE STATEMENT:

Tentative Occupancy Date: This is the builder's initial estimate of when your unit will be ready for occupancy. However, it can be adjusted if the project faces delays.

Firm Occupancy Date: The Firm Date is a more certain move-in date set by the builder. If this date is missed, you may be entitled to compensation for delays.

Outside Occupancy Date: This is the latest possible date by which the builder must complete your condo. If your unit is not ready by this date, you have the right to terminate the purchase agreement and receive a full refund, including your deposit and any interest, or remain in the contract and seek compensation for the delay.

RESOURCES:

- Tarion Website: Access important documents, download warranty forms, and read guidelines on coverage and homeowner responsibilities at www.tarion.com.
- Tarion Customer Service: For inquiries, reach out via phone or email for direct support with your warranty or claims.