

# ALTERATION AND INDEMNIFICATION AGREEMENT FOR CONDOMINIUM (ONTARIO)

THIS AGREEMENT made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BETWEEN:

[NAME OF CONDOMINIUM OWNER]

[address]  
("Owner")

- and -

[NAME OF CONDOMINIUM CORPORATION]

[address]  
("Corporation")

WHEREAS, Owner is the owner of condominium unit number \_\_\_\_\_ (the "Condominium") in \_\_\_\_\_ [insert name of condominium complex] (the "Complex"), located at \_\_\_\_\_ [insert street address], \_\_\_\_\_ [city], Ontario; and

WHEREAS, the Corporation is charged by the condominium instruments for the Complex with responsibility for maintaining the common elements of the Complex and enforcing the provisions of the condominium instruments; and

WHEREAS, the condominium instruments require the approval of the Corporation prior to Owner making any alterations to the Condominium which may affect the common elements of the Complex; and

WHEREAS, Owner wishes to make alterations to the Condominium affecting the common elements of the Complex and has approval therefore; and

WHEREAS, the Corporation will not approve such alterations in the absence of an indemnification against damages and assumption of responsibility by Owner; and

WHEREAS, in order to induce the Corporation to grant such approval, Owner is willing to indemnify the Corporation and assume responsibility for any damages incurred during such alterations.

NOW THEREFORE, the parties hereto agree as follows:

1. Installation, alteration or removal of \_\_\_\_\_ [list alterations to be made] must be in accordance with any and all guide specifications and exhibits approved by the Corporation.
2. The cost of the alterations and/or improvements set forth in Section 1 shall be paid as follows:  
\_\_\_\_\_ dollars (\$) paid by Owner  
\_\_\_\_\_ dollars (\$) paid by Corporation
3. Owner, and Owner's heirs, successors and assigns, shall indemnify and hold harmless the Corporation and any unit owner in the Complex from and against any loss or damage which may occur as a result of any such improvements and/or alterations, including, but not limited to the following:

**THIS IS A 2-PAGE AGREEMENT.**