



» HOMES & CONDOS

Classic pieces bring decor up a notch



YANIC SIMARD

It all started on a beautiful awe-inspiring day trip last summer from Paris to London, where I wanted to feel the Olympic buzz. I had piles of European interior design magazines to keep me busy on my two-hour trip under the English Channel.

Whenever I'm looking through magazines and I find something inspiring, I clip out the page and keep it. It appears that I'm not the only one who loves clipping as many of our clients come to us with stacks of images with ideas they cherish.

A page I pulled that day has been sitting on my desk for several months, featuring some great classic furniture. Timeless pieces like these can be passed down through generations, along with the stories that go with them. Even a single great piece can really bring a room to its full potential.

Much of my inspiration comes from magazines and my two favourites are *Architectural Digest* and *Elle Décor*. I had held onto this particular clipping because I knew that I wanted to feature these timeless furnishings on Citytv's *Cityline*. I wish I could say I do everything myself, but why try to fool you? The team is waiting, the clock is ticking, and the next show is coming, so it's time I make my way to our content meeting. On this day they didn't make me work hard; everyone loved my idea of featuring "The Classics." We knew the segment would be a hit and touch many viewers personally.

Because of my passion on the subject, it didn't take long to come up with my preferred list of classics for the show:

► **Tufted ottoman:** With the history of tufting dating back to the mid-1300s, the classic round, legless form can work in many room settings. My favourite place to put a tufted ottoman would be in front of a fireplace, but it is truly

multi-functional and a great conversation piece.

► **Wood armoire:** This French piece dates back to around the 1570s. It's an extremely versatile movable chest/closet/wardrobe. These add a different sense of grandeur to a space than a modern walk-in closet, and can add storage space without having to knock out a wall.

► **Chrome/glass side tables:** Most classic side tables are chrome, or chrome with glass, because they work in any decor. Whether holding up your martini or a reading lamp, these mid-century styles add a touch of sophistication without weighing the room down.

► **Porter floor lamp:** These elegant lamps are available in various finishes. Contemporary versions in chrome feel incredibly modern, despite being a classic idea. Whether in a feminine bedroom or a masculine man cave, the Porter makes a sophisticated statement without screaming for attention.

► **Chaise lounge:** Literally French for "long chair," this piece remains modern but actually has a very long history, originating in Egypt as a combination of a chair and day-bed. The earliest examples come from excavated tombs dating back to 3100 BC, and the form has remained essentially the same.

► **Lawson sofa:** A Lawson sofa has a somewhat square back and arms, with arms (square or rolled) at a lower level than the back. If this sounds like a lot of sofas, it's because it is! This is one of the most enduring forms — timeless, classic, and comfortable.

► **Marble lamp:** Marble will always be timeless — it's already ancient. The neutral colours and natural veining, however, never age. Associated with luxury because of its expense, natural stone has to be extracted carefully from the Earth and there is only so much to go around. Still, it will always be in demand for everything from tiny objets to incredible dining tables.

► **Mirrored chest:** Mirrored furniture began in Venice, moved to England and then to France, a sign of beauty and wealth because it was extremely pricey at the time. Once the Art Deco movement began in the 1920s, mirrored furniture soared in popularity. Now mirrored furniture is more affordable than ever.



BRANDON BARRÉ PHOTO

Brno chairs are timeless pieces that will never go out of style and are bound to become family heirlooms.



KEITH BEATY/TORONTO STAR

An armoire, glass and chrome side tables, a Lawson sofa, a tufted ottoman and a Porter floor lamp on the *Cityline* set.

► **Bar cart:** Rolling carts were popular in the mid-1900s and then became less popular around the 1970s when many homes started having built-in bars. Now popular again, cocktail carts can be used in almost every room of the home (even outside). They make great serving centres for small buffets, parties, or even The Big Game night.

► **X-Base stool:** This iconic piece was first created by the ancient Egyptians as fold-up, portable chairs with leather seats. Later they were widely used in Rome as a symbolic throne of power for government officials. The clean, symmetrical lines are both elegant yet understated and can easily fit in our modern lifestyles, adding a royal touch to your own castle.

► **Faux fur throw:** An iconic Canadian look, fur was used as clothing and a source of heat preservation. Now we're lucky enough to have fabulous imitations. Cozying up by the fire never felt so luxurious.

► **Parsons console:** The Parsons table was created in a furniture design class at the Paris campus of the Parsons School of Art and Design (hence the name). French designer Jean-Michel Frank challenged his students to create a table so basic that it would retain its integrity whether sheathed in gold leaf, mica, parchment, split straw or painted burlap — or even left robustly unvarnished. They came up with a table having a rule that the legs have the same width as the tabletop, regardless of its other dimensions.

What? No chairs on my list? That's only because there wasn't enough floor space for anything else, one of the limitations of TV. I actually had selected five different chairs, including the iconic Brno, which is one of my all-time favourites. We felt that it was worth doing an entire segment just on classic chairs; you'll have to stay tuned for that one.

But now it's show time! And the magic happened — it doesn't happen all the time, but this time I managed to deliver most of the information I wanted while also answering a couple of audience questions. The energy was great and we had so much fun. A short 60 minutes later our floor director started frantically waving her hands at us as a signal to wrap-up the show. Time to say goodbye until next time... and time to start everything all over again for the next show.

► **What is your favourite classic?** Go to the Toronto Interior Design Group's Facebook page to share your memories and photos with us. ► **Go to yourhome.ca** to see more pictures from this *Cityline* segment.

Yanic Simard, the founder of the Toronto Interior Design Group, appears every two weeks on *Cityline* (9 a.m. on Citytv) and is the design editor of *New Condo Guide*. You can contact him at info@tidg.ca, read his blogs at tidg.ca, or follow him on Twitter, Facebook, YouTube, Houzz and Pinterest. He appears every two weeks in New in Homes & Condos.

CONDO LAW

Way to deal with unruly owner

GERRY HYMAN
SPECIAL TO THE STAR

Q: Does the Condominium Act provide a mechanism for a majority of owners, or the corporation, to evict an unruly owner guilty of bullying and harassing others?

A: There is no such mechanism. Declarations or rules almost always prohibit conduct constituting a nuisance or otherwise interfering with other residents. The matter should be brought to the attention of the board of directors.

If a letter to the owner from management does not end the objectionable conduct, the board might instruct the corporation's lawyer to write a letter. If the problem persists, the corporation could require mediation with the owner. If the mediator is unable to produce a satisfactory resolution, the matter will proceed to arbitration. The arbitrator will make a decision binding on the parties and may require the unsuccessful owner to reimburse the corporation for its legal costs and the corporation's share of the arbitrator's fees.

If the owner's conduct includes threats of harm, the targeted resident should be advised to inform the police. Conduct that is likely to cause injury to an individual contravenes section 117 of the act allowing the corporation or an owner to make a court application for a

compliance order under section 134 of the act.

The court may order compliance and costs in favour of the corporation and may "grant such other relief as is fair and equitable in the circumstances." The court, in an extreme situation, could order the owner to sell and vacate. But that is unlikely to occur.

AGM RECORDS

Q: The corporation made a recording of the "other business" portion of our AGM. The minutes of the meeting do not reflect what was actually said. Do I have the right to require the corporation to provide me with a copy of the recording?

A: The recording constitutes a corporation record and you are entitled to a copy. The Condominium Act provides that an owner's right to examine or receive copies of records does not extend to records relating to corporation employees, or to actual or pending litigation or insurance investigations involving the corporation or relating to other specific units or owners.

The corporation should delete all such information from the copy of the tape provided to you notwithstanding that the information was disclosed at the AGM.

LEVY IS PROPER

Q: Our board has levied a special assessment to recover the accumulated operating deficit. Am I mis-

taken in my understanding that a special assessment may only be levied for major common element repairs?

A: The board is entitled to levy a special assessment to offset an operating fund deficit.

RULES ON NEW RULES

Q: I am the new president of our condo. Am I correct that a board can pass a rule without advance notice to the owners?

A: The board may pass the rule by resolution without advance notice, but it must then notify the owners providing a copy of the rule and setting out the date that the board proposes the rule will become effective. The notice must advise that owners of 15 per cent of the units have the right within 30 days of the notice to requisition an owners' meeting to vote on the rule.

The rule will come into effect at the end of the 30-day period if a requisition is not received, or on such later date as was specified in the notice. If a requisition is received within the 30-day period, the rule requires approval by a simple majority of the owners voting in person and by proxy at the requisitioned meeting.

Lawyer Gerry Hyman is an expert in condominium law. Send questions to gerry@gerhyman.com or fax to his attention at 416-925-8492. Letter volume prevents individual replies.

ASK JOE



SHUTTERSTOCK PHOTO ILLUSTRATION

The "as is" condition could be used on a home selling under foreclosure.

Buyer beware 'as is' clause in home's real estate listing

JOE RICHER
SPECIAL TO THE STAR

Q: What do I need to know about buying a home listed in "as is" condition?

A: When a home is listed for sale "as is" it doesn't necessarily mean that it is in a poor state of repair. The term simply means the property is being sold in its current condition and the seller will not be making any repairs to complete the sale.

The as-is condition might mean the homeowner does not have the time or money to make repairs, or in the case of a foreclosure or estate sale, the seller may not be familiar with the condition of the house.

Whatever the reason, the only way to know the true condition is to have a home inspection. Consider including a contingency clause in your offer based on your satisfaction with the inspection. If a deficiency with a budget-busting repair

is uncovered, you'll want the option to walk away without penalty.

The advantage of an as-is sale is the purchase price may be comparatively lower than similar properties in the neighbourhood. But be sure to factor in the cost of repairs and renovations when accounting for the total cost of the purchase.

Buying as-is isn't for everyone. If you're planning to ask the owner to address a defect or are unwilling to follow through on the purchase if the inspector finds anything wrong, you're probably best to avoid making an offer on an as-is property. If you have a question for Joe, email askjoe@reco.on.ca. Joseph Richer is RECO's registrar and is in charge of the administration and enforcement of all rules under the Real Estate and Business Brokers Act. You can find more tips at reco.on.ca, follow on Twitter @RECOhelps or on YouTube at youtube.com/recohelps.