

On April 24, 2020 the Ontario government has revised its emergency order relaxing various meeting-related requirements for various corporations, now expanding the scope of the order to include **condominium corporations**. On April 25, we prepared an extensive memo that explained the new provisions and their impact. This is the short version.

## Directors' meetings

1. Electronic notice of a meeting is now permitted, regardless of whether the by-laws of the corporation otherwise prohibit it.
2. Meetings can be held by telephonic or electronic means, even if not all of the directors consent.

## Owners' meetings

1. Owners' meetings can be held by telephonic or electronic means, regardless of what the by-laws of the corporation provide.
2. Likewise, voting can be done by phone or other remote methods, whether or not the by-laws permit it.
3. Owners and mortgagees are counted as attending the meeting, if they either connect to or vote at the meeting (directly or through a proxy) using the applicable remote means.

## Service of notices

1. Meeting pre-notices, notices and related materials can be served by any electronic or other technological means used to transmit information or data, including fax, e-mail, computer or computer networks, regardless of what the Act or the corporation's declaration or by-laws may state, and regardless of whether or not the recipient agreed to that method of delivery.
2. Forms under the Act may be modified as needed to reflect the changes set out in the order.

## Timing of meetings

1. Any meeting of owners that was already scheduled for a date within the emergency period can be converted to a meeting held by electronic or telephonic means.
2. People entitled to notice of such a converted meeting can be informed of the change by any means and at any time that is "reasonable in the circumstances".
3. Where the time allotted for an annual general meeting will expire within the emergency period, the corporation may plan to hold the meeting within the 90-day period following the end-date of the emergency period.
4. Where the time allotted for an annual general meeting expires within the 30 days immediately following the day on which the emergency period ends, the corporation may hold the meeting within the 120-day period following the end-date of the emergency period.

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For a more thorough consideration of all these points, and a few related ones, see the long version of this memo [here](#). And, remember, it is advisable to consult with your legal counsel before taking any steps (especially if you are otherwise relying solely on memos like this one, or any lawyer's Twitter feed or blog).