



May 15, 2025

255 GeeltsAtest  
Toronto, Ontario  
L4L 8M3

Dear Monica Testin:

**Purchaser:** Monica Testin  
**Vendor:** Valstar Homes (Oakville Sixth Line) Inc.  
**Property:** North Oakville - Phase: 1  
**Address:**  
**Lot/Unit:** TestLot1

**First Notice - (s.5(b) Tarion Addendum)**

**UNAVOIDABLE DELAY EVENT HAS OCCURRED**

**RE: STRIKE**

**RE: Purchase Agreement dated the 28th day of November, 2019 including Addendum, and amendments, if any (the "Purchase Agreement") relating to the Home.**

We are writing to inform you that our electricians from IBEW Local 353 have initiated a strike as of Thursday May 8th, 2025 which will impact our electrical services. We will be unable to provide any electrical work at this time. We cannot predict the strike's duration.

The terms of your Purchase Agreement (see the Addendum) permit the Vendor to extend the date of closing or occupancy and other critical dates in certain circumstances, including where there has been an event and/or loss of construction time which amounts to an Unavoidable Delay.

PLEASE NOTE THAT:

1. An **"Unavoidable Delay"** event has occurred which may delay completion of your home. The specific "Unavoidable Delay" trigger event is as follows:
2. The Strike(s) began on the **8th day of May, 2025**. Those on strike as of now are:  
  
Electricians.
3. It is possible that the strikes(s) will affect the completion and/or delivery schedule of the above-noted home.



4. You should be aware that the delay in completion of your home will include the combination of two (2) periods of time. The total delay will include both:
  - 1) The period of time of strike; but also,
  - 2) Any additional period of delay due to after-effects caused by the strikes which are beyond the vendor's reasonable control (the "**Remobilization Period**").
5. It is difficult at this stage to be certain if or how long the total delays may be and thus how the construction schedule for your Home will be affected. A meaningful estimate of the total delay is not possible at this time.
6. As more information becomes available, we will keep you informed of developments.

**For further information regarding the delay, please visit: [www.tarion.com](http://www.tarion.com).**

\*An "Unavoidable Delay" means a strike, fire, explosion, flood, act of God, civil insurrection, act of war, act of terrorism or pandemic, plus any period of delay directly caused by the event, which is beyond the reasonable control of the builder and is not caused or contributed to by the fault of the builder.