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Remember...Think Before You Speak	November 2013
Rentals to Family Members	May 2019
Renters under the Strata Property Act	November 2012
Responsible investment of the Contingency Reserve Fund	February 2012
Service Dogs and Strata Corporations	May 2016
Should We Hire an Appraisal Company or an Engineer Company?	August 2012
Single Regulator for Real Estate	May 2021
Smoking and The Strata Corporation	June 2010
So You Want an Administrator? Two Opinions	November 2018
Solving Parking & Locker Assignments	May 2019
SPA and Privacy Concerns	November 2006
SPA Legislation recap, 2023 – President’s Message	February 2024
SPA Section 94 is now in force (Depreciation Reports & Form B)	February 2012
Strata Alert: Take a Deep Breath. “Restricted Proxies” are still OK	November 2020
Strata Corporations and the New Limitation Act	May 2013
Strata Developer Not Above the Small Claims Act	November 2010
Strata Legislation and Your MLA	January 2008
Strata Legislation Initiative: An Update	November 2008
Strata Legislation Review - Will It Happen?	February 2009
Strata Legislation Then and Now	August 2023
Strata Property Act Amended	November 2009
Strata Property Act Amendments Bill - April 9. 2014	May 2014
Strata Property Amendment Act	April 2010
The Dummies Guide to the Strata Property Act	June 2009
The Matter of a Mailing Address	May 2019
The Payment of Expenses for the Civil Resolution Tribunal	May 2020
The Straight Goods on Strata Fees	May 2019
Unit Entitlement in Strata Corporations	February 2013
Update on the Civil Resolution Tribunal	May 2013
Urban Legends	August 2018
User Fees Under the Strata Property Act	May 2012

VISOA Comments on Ontario's Condo Act	August 2015
VISOA Legislation Initiative Update	June 2008
Water, Water Everywhere and Who's to Blame	February 2013
What are common assets? – You asked	November 2023
What Does It Mean to Be "Resident" In A Strata Lot?	September 2009
What We Learn by Watching and Listening	February 2016
What's the Deadline for Providing a Form B?	February 2022
Who decides what is reasonable? – You asked	November 2023
Who is Responsible for Owner-Installed Balcony Enclosures?	November 2016
Who Pays? (Overview Claire Page Seminar)	May 2011
Will BC Eliminate Rental and Age Restriction Bylaws?	November 2022
Why Can't We Make Exceptions to the Act or Bylaws When One Owner Needs a Break? – You Asked	May 2020
Why Redo Depreciation Reports?	May 2012
Will BC Eliminate Rental and Age Restriction Bylaws?	November 2022
Will the New "Dispute Resolution" Tribunals bring peace to Strata Land?	November 2011
What Strata Corporations Should Know About Telecommunications Agreements	August 2023

## Maintenance & Repairs

All Electrical Equipment Needs Maintenance	September 2010
Alterations - An Overview	August 2017
Annual Maintenance Part 1 - Administration	June 2007
Annual Maintenance Part 2 - Autumn	August 2007
Annual Maintenance Part 3- Winter	November 2007
Annual Maintenance Part 4 - Spring	January 2008
Are You Prepared for the Big One?	February 2007
Asbestos Abatement Licenses Now Required	February 2024
Assessing Townhouse Complexes for Shingling Roofs	February 2010
Bed Bugs Are Back	April 2009
Before Renovating, Be Aware of Asbestos	August 2022
Broken Windows Theory	November 2012
Building Plans and Drawings	February 2006
Can I Spend the Money?	November 2021
Can the strata make me pay for repairs caused by a leaking strata pipe? – You asked	August 2021
Can You Smell Your Neighbour's Laundry?	February 2022
Care and Maintenance of Your Water Distribution System	November 2016
Carrying Out Repairs	September 2010
Charging for Charging (Electric Car Plug-Ins)	September 2009
City Stormwater Billing Policy vs Strata Property Act	February 2017

<b>Condo Flooding Liability 101</b>	<b>August 2020</b>
<b>Copper Pipes Are Not Forever</b>	<b>November 2008</b>
<b>Depreciation Schedule Benefits – You Asked</b>	<b>January 2008</b>
<b>Dirty Dryer Vents #1 Cause of Household Fires</b>	<b>February 2013</b>
<b>"Do It Yourself" Maintenance Tasks – You Asked</b>	<b>February 2013</b>
<b>Do Stratas Need an Electrical Operating Permit?</b>	<b>August 2024</b>
<b>Don't Forget Your Roof</b>	<b>November 2011</b>
<b>Dryer Vents - Who Pays? – You Asked</b>	<b>August 2007</b>
<b>Gambling with Deferred Maintenance - Food for Thought</b>	<b>May 2015</b>
<b>Gas Fireplace Tips for Strata Owners</b>	<b>November 2023</b>
<b>Green Corner - An Accidental Binner</b>	<b>September 2010</b>
<b>Green Corner: Things Get Stormy Over Stormwater</b>	<b>February 2014</b>
<b>Healthy Strata Gardens: The Benefits of Mulch</b>	<b>August 2023</b>
<b>Heat Dome and Heat Pumps: Survey Results</b>	<b>May 2022</b>
<b>HOA Lawsuit, Deferred Maintenance Make These North Myrtle Beach Condos a Tough Sell (South Carolina)</b>	<b>November 2019</b>
<b>Home Renovation Tax Credit for Common Property</b>	<b>April 2009</b>
<b>How much should a council supervise contractors? – You Asked</b>	<b>August 2013</b>
<b>How Should We Handle Walkway Repairs?</b>	<b>September 2010</b>
<b>How to Choose the Perfect Paint Colour for your Home</b>	<b>May 2021</b>
<b>Is the Construction Management Approach Right for Your Strata?</b>	<b>May 2017</b>
<b>Is the Strata Responsible to Repaint? – You Asked</b>	<b>February 2022</b>
<b>It's been over a year since we found out that our roof needs to be replaced and council hasn't called an SGM to vote on it yet. Shouldn't this process go faster? – You Asked</b>	<b>February 2024</b>
<b>Maintenance of Gutters and Drainage Systems</b>	<b>May 2022</b>
<b>Money Down the Drain</b>	<b>May 2016</b>
<b>My experience with reserve fund studies</b>	<b>February 2012</b>
<b>Painting Exterior Stucco Surfaces</b>	<b>January 2008</b>
<b>Parking Lot Pollution</b>	<b>September 2009</b>
<b>Perimeter Drains - Maintenance is Essential! (Letter to Editor)</b>	<b>February 2014</b>
<b>Power Smart Changes</b>	<b>November 2012</b>
<b>Preparing for the future: Depreciation Reports under the SPA</b>	<b>February 2012</b>
<b>Preventative Maintenance - Who Is Responsible?</b>	<b>February 2010</b>
<b>Preventing Clothes Dryer Fires</b>	<b>November 2006</b>
<b>Repairing Common Property Without Permission – You Asked</b>	<b>June 2009</b>
<b>Risk Management - Vacation Time</b>	<b>April 2008</b>
<b>Re-Roof – Now or Later?</b>	<b>May 2021</b>
<b>Roofs and Gutters</b>	<b>November 2010</b>
<b>Saving Time and Money – Interior Painting and Maintenance Tips for Stratas</b>	<b>November 2021</b>

<b>Should We Employ an Owner as A Handyman?</b>	<b>June 2007</b>
<b>Strata Alert: Provincial Response to Strata Insurance Crisis</b>	<b>August 2020</b>
<b>Strata Maintenance Financing: A Viable Option for Funding Shortfalls</b>	<b>August 2013</b>
<b>Strata Property - Home or Investment? Part 1</b>	<b>April 2006</b>
<b>Strata Property - Home or Investment? Part 2</b>	<b>May 2006</b>
<b>Strata Strategies - Annual Maintenance Plans</b>	<b>February 2009</b>
<b>Strata Strategies - On My Soapbox</b>	<b>April 2009</b>
<b>Strata Strategies - On My Soapbox</b>	<b>February 2019</b>
<b>Strata Strategies #15 - Security and Safety</b>	<b>April 2007</b>
<b>The Challenges of Managing a Distressed Property</b>	<b>May 2020</b>
<b>The Green Corner - Spend Less on Water</b>	<b>June 2009</b>
<b>The Hydro Two-Step</b>	<b>April 2009</b>
<b>The Roof: Universal Common Property</b>	<b>June 2008</b>
<b>The Roof: Universal Common Property - Part 2</b>	<b>September 2008</b>
<b>The Strata Insurance Crisis</b>	<b>May 2020</b>
<b>The Ups and Downs of Elevator Replacement</b>	<b>November 2022</b>
<b>Top 5 Things Every Strata Should Know about Heat Pumps</b>	<b>February 2022</b>
<b>Two Court Cases Affecting BC Strata Owners</b>	<b>February 2015</b>
<b>Understanding WorkSafe in your Strata Corporation</b>	<b>May 2015</b>
<b>Understanding WorkSafeBC for Stratas</b>	<b>May 2022</b>
<b>Videos and Bulletins Offer Maintenance for Multi-Unit Buildings</b>	<b>August 2015</b>
<b>Water Issues</b>	<b>February 2011</b>
<b>Water-wise Lawns</b>	<b>August 2024</b>
<b>We All Need Professional Help</b>	<b>November 2010</b>
<b>We All Need Professional Help</b>	<b>February 2019</b>
<b>We Can't Afford Not to Repair – Lessons from Surfside Towers</b>	<b>August 2021</b>
<b>What a Snow Job</b>	<b>November 2017</b>
<b>What is Council's Authority under SPA s.98 Emergency Repairs?</b>	<b>February 2018</b>
<b>What Stratas Need to Know About Window Film</b>	<b>August 2022</b>
<b>What to Do About Cracks in the Floor – You Asked</b>	<b>May 2016</b>
<b>When Must the Strata Pay to Repair Damage to Strata Lot?</b>	<b>February 2009</b>
<b>Who is Responsible? A Condo Toilet Overflows</b>	<b>November 2020</b>
<b>Who is Responsible for Garage and Front Door Locks?</b>	<b>November 2018</b>
<b>Who is Responsible for Leak? – You Asked</b>	<b>May 2018</b>
<b>Who is Responsible for Owner-Installed Balcony Enclosures?</b>	<b>November 2016</b>
<b>Who is Responsible for Repairing Skylights?</b>	<b>November 2014</b>
<b>Who Pays for Water Damage in a Strata Lot?</b>	<b>May 2020</b>
<b>Who pays for window replacements when mine are already done? – You Asked</b>	<b>August 2021</b>
<b>Who Pays for Windows?</b>	<b>August 2006</b>

<b>Who Pays for Unauthorized Inspections?</b>	<b>August 2011</b>
<b>Who Should Maintain Dryer Vents and Hot Water Tanks?</b>	<b>November 2014</b>
<b>Who to Consult for Remediation - Architect or an Engineer?</b>	<b>April 2008</b>
<b>Whose Pipe is it Anyway?</b>	<b>May 2021</b>
<b>Why Redo Depreciation Reports?</b>	<b>May 2012</b>
<b>Why Sign an Indemnity Agreement?</b>	<b>November 2014</b>
<b>Windows Are Not Clear</b>	<b>November 2009</b>
<b>Winterization of Dry Pipe Fire Sprinkler Systems</b>	<b>November 2022</b>
<b>You Have Your DR? Great! Now Where is Your Plan, MAM?</b>	<b>November 2014</b>

## **Management Companies**

<b>Annual Audit by Property Manager – You Asked</b>	<b>February 2013</b>
<b>Can the Strata Property Manager Overrule the Council?</b>	<b>June 2008</b>
<b>Do You Need a Strata Manager?</b>	<b>November 2013</b>
<b>Essential Strata Documents Needed for the Sale of a Unit</b>	<b>May 2020</b>
<b>Hiring a Strata Manager – You Asked</b>	<b>May 2014</b>
<b>How to Run a Strata Corporation in the Midst of a Pandemic</b>	<b>May 2020</b>
<b>How Will RESA Affect Strata Management Contracts?</b>	<b>February 2006</b>
<b>Hutton Condominium Services Reprimanded</b>	<b>January 2008</b>
<b>Is Your Strata Agent the Final Authority?</b>	<b>May 2006</b>
<b>Island Strata Property Managers Disciplined</b>	<b>September 2008</b>
<b>Licensing of Strata Managers - Boon or Boondoggle?</b>	<b>November 2009</b>
<b>New Disclosure Form for Strata Management Companies</b>	<b>May 2021</b>
<b>Pitfalls in Strata Management Contracts</b>	<b>June 2007</b>
<b>RESA - The Cost of Management Services</b>	<b>April 2006</b>
<b>Selecting a Strata Management Company</b>	<b>May 2012</b>
<b>Service Agreement Deadline Extended</b>	<b>February 2007</b>
<b>Strata Managers - The Good, The Bad, the Ugly</b>	<b>August 2014</b>
<b>Strata Property Agents of BC (SPABC) Recent Developments</b>	<b>November 2011</b>
<b>Strata Service Contracts</b>	<b>August 2006</b>
<b>The Challenges of Managing a Distressed Property</b>	<b>May 2020</b>
<b>The New Strata Management Contract</b>	<b>November 2007</b>
<b>Understanding Your Strata Manager’s Scope of Authority</b>	<b>August 2015</b>
<b>Use Same Lawyer as Management Company?</b>	<b>April 2008</b>
<b>VISOA vs The Strata Managers</b>	<b>February 2014</b>
<b>Why You Can’t Find a Strata Property Manager</b>	<b>February 2022</b>

## **Meetings**

<b>Accentuating the Positive – President’s Message</b>	<b>February 2021</b>
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<b>An owner's company provides landscaping services to the strata. Can they attend the AGM and vote on the budget since they have a conflict of interest? – You Asked</b>	<b>November 2024</b>
<b>Can We Send Our AGM Notice By Email?</b>	<b>February 2023</b>
<b>Disruptive Owners at AGMs – What's a Strata to Do?</b>	<b>May 2020</b>
<b>Do we have to include a proxy form in an AGM notice package?</b>	<b>August 2024</b>
<b>Electronic Attendance at Strata Property Meetings (COVID – 19) Order</b>	<b>May 2020</b>
<b>From One State of Emergency to Another</b>	<b>August 2021</b>
<b>Hold on, Can We Vote Again?</b>	<b>November 2022</b>
<b>How to Get a Matter on the AGM Agenda</b>	<b>November 2024</b>
<b>Is an owner with unpaid fines eligible to vote? – You Asked</b>	<b>February 2021</b>
<b>Is there a minimum number of people who have to show up to start our AGM? - – You Asked</b>	<b>May 2024</b>
<b>Lot 1 of our duplex strata has two owners and lot 2 has one owner. What's the quorum for meetings?</b>	<b>May 2023</b>
<b>Managing a Strata During a Pandemic</b>	<b>February 2021</b>
<b>Masks and Meetings: Survey Results</b>	<b>May 2022</b>
<b>Meeting Procedure Under the Strata Property Act</b>	<b>February 2020</b>
<b>New Guidance for Council Minutes</b>	<b>August 2021</b>
<b>Our Bylaws list the order of business at an AGM. What is new Business? – You Asked</b>	<b>February 2024</b>
<b>Proxy Farming – You Asked</b>	<b>November 2021</b>
<b>Should We Have Rules of Order in Our Bylaws? Which Ones?</b>	<b>August 2020</b>
<b>Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OK</b>	<b>November 2020</b>
<b>The First Council Meeting After an AGM</b>	<b>November 2024</b>
<b>The New Normal for In-person Meetings</b>	<b>August 2021</b>
<b>Webinars are the New Seminars</b>	<b>May 2020</b>

## **Rentals/Short term Rentals**

<b>A Four Step Guide to Strata Evictions</b>	<b>February 2024</b>
<b>Short-term Rentals, Long-term Risks</b>	<b>February 2023</b>
<b>Airbnb (in Ontario) is Back! So Quickly Too!</b>	<b>August 2020</b>
<b>Can I use my strata lot for short-term rental accommodations?</b>	<b>August 2024</b>
<b>Can Stratas Ban or Regulate Short Term Type Rentals – You Asked</b>	<b>August 2019</b>
<b>Can We Charge Landlords a Fee and Require Them to Have a Professional Manage Their Rental Unit? – You Asked</b>	<b>February 2023</b>
<b>The Future of Short-Term Rentals in Stratas</b>	<b>November 2023</b>
<b>Is it Worth it to Buy a Condo in Canada Anymore? New Book Warns of Risk of Collapse</b>	<b>November 2019</b>
<b>Strata Change to Help Availability of Long-Term Rentals</b>	<b>August 2018</b>
<b>Strata Rentals Webinar Series for Landlords &amp; Councils</b>	<b>August 2023</b>
<b>Will BC Eliminate Rental and Age Restriction Bylaws?</b>	<b>November 2022</b>



## Safety & Security

6 Steps to Fire System Replacement Projects	November 2023
6 Things Every Strata Should Know About the BC Fire Code	May 2023
Are You Prepared for the Big One?	February 2007
Asbestos Abatement Licences Now Required	February 2024
Before Renovating, Be Aware of Asbestos	August 2022
Burglar Courtesy Will Cost You	April 2010
Cameras and Security in Your Building	May 2011
Community Safety - What is CPTED	August 2019
Cyber Security for Strata Councils	August 2024
Dirty Dryer Vents #1 Cause of Household Fires	February 2013
Fire Safety and Fire Prevention	January 2008
Fire Safety Systems for Townhouses	February 2024
Fresh Air Can Reduce the Spread of COVID-19	May 2021
Gas Fireplace Tips for Strata Owners	November 2023
Heat Dome & Heat Pumps: Survey Results	May 2022
Here's Why Homeowners Shouldn't Rely on E-Voting for HOA Elections	February 2020
Is Your Strata Ready for Fire Season?	May 2022
Looking Out For Your Neighbours	August 2006
Now for the Elephant in the Room: Growing Older in Your Condo	November 2019
Post-Disaster Training Now Available Online	February 2022
President's Message: Extreme Weather	August 2023
Preventing Clothes Dryer Fires	November 2006
Strata Corporations and Vaccine Passports	November 2021
Strata Fire Safety and Savings	June 2009
Strata KeyBox - Innovation, Security, Safety & Security	June 2008
Strata Privacy Dispute: Tenant Loses Fight to Install Security Camera in Door Peephole	August 2020
Strata Strategies #15 - Security and Safety	April 2007
StrataDocs online - Victoria Real Estate Board	April 2008
What is an Annual Fire Safety Inspection?	August 2023
What Stratas Need to Know About Radon Gas	May 2022
Who's Parking in Your Visitors Parking Stall?	August 2007

## Strata Councils

A Treasurer's Guide to Forms	November 2024
A Successful Strata Council	April 2007
Age Bylaws - What's New	August 2011
And the Academy Award goes to...Your Strata Council?	February 2014
Appointing an Administrator Under the <i>Strata Property Act</i>	April 2009

<b>Approving Annual Budget</b>	<b>September 2008</b>
<b>Are You Finding Council Meetings Frustrating?</b>	<b>May 2012</b>
<b>Buying A Condominium</b>	<b>February 2010</b>
<b>Can A Council Member Assign A Proxy for Council Meetings?</b>	<b>August 2011</b>
<b>Can Bylaws Restrict Council Membership?</b>	<b>November 2022</b>
<b>Can Government Actions That Involve Stratas Help the Rental Shortage?</b>	<b>February 2019</b>
<b>Can Strata Fee Increases Be Passed On To Tenants? - You Asked</b>	<b>May 2015</b>
<b>Can the Strata Agent (Manager) Chair the A.G.M.?</b>	<b>September 2010</b>
<b>Can Council Members Get Paid?</b>	<b>February 2021</b>
<b>Can the Strata Property Manager Overrule the Council?</b>	<b>June 2008</b>
<b>Cautionary Tales - (Reviewing Contracts)</b>	<b>May 2006</b>
<b>Chairing General Meetings</b>	<b>August 2006</b>
<b>Changes to Common Property</b>	<b>November 2016</b>
<b>Charging for Charging (Electric Car Plug-Ins)</b>	<b>September 2009</b>
<b>(Choosing Depreciation Report options) – You Asked</b>	<b>November 2013</b>
<b>City Stormwater Billing Policy vs Strata Property Act</b>	<b>February 2017</b>
<b>Civil Resolution Tribunal Update</b>	<b>May 2014</b>
<b>Civil Resolution Tribunal Update, January 2015</b>	<b>February 2015</b>
<b>Collecting Fines - What Are the Options?</b>	<b>January 2008</b>
<b>Collecting Unpaid Strata Fees</b>	<b>November 2010</b>
<b>Communicating with Difficult People... AKA ‘Strata Council Bullies’</b>	<b>November 2020</b>
<b>Community Association issues...where did everything go?</b>	<b>August 2014</b>
<b>Condominium Authority of Ontario</b>	<b>August 2020</b>
<b>Condominium Law – Election of Council</b>	<b>November 2020</b>
<b>Council Member Code of Conduct</b>	<b>November 2022</b>
<b>Decision, Decisions, Decisions...at the Strata Council Level</b>	<b>August 2017</b>
<b>Defamation: Condos Must Protect the Reputation of Directors</b>	<b>August 2017</b>
<b>Dealing with Bullies – Some Lifelong Lessons</b>	<b>February 2020</b>
<b>Disruptive Owners at AGMs – What’s a Strata to Do?</b>	<b>May 2020</b>
<b>Do You Know Where Your Reserve Funds Are Tonight?</b>	<b>September 2008</b>
<b>Do You Recognize Any of These People?</b>	<b>May 2011</b>
<b>Document Retention Guide</b>	<b>August 2011</b>
<b>Electing A Strata Council</b>	<b>September 2010</b>
<b>Election of Council (partial article, Pg. 6)</b>	<b>August 2019</b>
<b>Electing Council Members - A Majority Vote Is Not Required</b>	<b>November 2016</b>
<b>Electric Vehicles Are Here - Is Your Strata Ready?</b>	<b>November 2013</b>
<b>Essential Strata Documents Needed for the Sale of a Unit</b>	<b>May 2020</b>
<b>Fines and Due Process - An Analysis of S.135</b>	<b>February 2017</b>
<b>Form F and Money Owing – You Asked</b>	<b>August 2022</b>

<b>From Water-Waster to Water-Wise</b>	<b>May 2019</b>
<b>Getting Strata Information on the Web (Useful Websites)</b>	<b>April 2007</b>
<b>Ghost Council Members</b>	<b>February 2016</b>
<b>Google Mail for Stratas</b>	<b>November 2013</b>
<b>Guide Dogs and Service Animals in Strata Corporations</b>	<b>May 2015</b>
<b>HANDLING COMPLAINTS – You Asked</b>	<b>May 2019</b>
<b>Handling Nuisance Records Requests Under Section 36 SPA</b>	<b>November 2017</b>
<b>Home Renovation Tax Credit for Common Property</b>	<b>February 2010</b>
<b>How an Operating Cost Audit Can Lower Fees</b>	<b>June 2007</b>
<b>How Can We Fill Council Positions as Owners Age?</b>	<b>August 2011</b>
<b>How Does One Apply for An Administrator?</b>	<b>April 2009</b>
<b>How Many Details in Council Meeting Minutes?</b>	<b>August 2011</b>
<b>How much should a council supervise contractors? – You Asked</b>	<b>August 2013</b>
<b>How Tall is Your Fence?</b>	<b>November 2020</b>
<b>How to Communicate with Your Residents: Best Practices, Tips and Strategies</b>	<b>May 2016</b>
<b>How to Conduct a Council Hearing</b>	<b>February 2019</b>
<b>How to conduct a secret ballot?</b>	<b>August 2011</b>
<b>HOW TO ELECT A STRATA COUNCIL? - You Asked</b>	<b>May-2015</b>
<b>How to Get Fellow Councillors to Follow The SPA?</b>	<b>February 2017</b>
<b>How to Handle Hardship Rental Requests</b>	<b>November 2011</b>
<b>How to handle proxy appointment when the owner is present?</b>	<b>February 2014</b>
<b>How to Select Ideal HOA, Condo, Co-op Board Candidates</b>	<b>August-2019</b>
<b>How Well Does VISOA Take Care of its Members?</b>	<b>June 2009</b>
<b>Information - Misinformation - Disinformation</b>	<b>September 2010</b>
<b>Insist on Democracy</b>	<b>May 2011</b>
<b>Instruction Guides in Need of Updating</b>	<b>February 2010</b>
<b>Is It A Condominium or A Strata?</b>	<b>September 2009</b>
<b>Is It Legal to Solicit Proxies from Owners?</b>	<b>February 2007</b>
<b>Is Your Strata Agent the final Authority?</b>	<b>May 2006</b>
<b>Land Title Filings for Self-Managed Strata Corporations</b>	<b>May 2015</b>
<b>Land Title Searches of The Common Property</b>	<b>November 2010</b>
<b>Late Strata Fee Fines “Illegal”?</b>	<b>February 2011</b>
<b>Lessons Learned as A Strata Administrator</b>	<b>February 2009</b>
<b>Lessons We Have Learned</b>	<b>November 2011</b>
<b>Liens under the Strata Property Act</b>	<b>November 2011</b>
<b>Listen Up, Small Stratas</b>	<b>February 2013</b>
<b>Manager or Administrator? – You Asked</b>	<b>August 2012</b>
<b>Meeting Procedure Under the Strata Property Act</b>	<b>August 2016</b>
<b>Must Owners Provide a Key of Their Unit to Council? – You Asked</b>	<b>August 2012</b>

<b>My Year on Strata Council</b>	<b>September 2009</b>
<b>National Volunteer Week</b>	<b>April 2008</b>
<b>Nuts and Bolts of Strata Council</b>	<b>August 2011</b>
<b>Obtaining Access to Strata Corporation Documents</b>	<b>September 2008</b>
<b>Our Treasurer Recently Sold His Unit and the Council appointed Another Owner to Fill the Position. Is this Legal? Isn't an SGM Required? – You Asked</b>	<b>November 2022</b>
<b>Parking in Strata Corporations</b>	<b>August 2012</b>
<b>Pet-Friendly Housing - A Guide to Strata Councils</b>	<b>November 2015</b>
<b>Privacy Matters - Use of Drones for Real Estate Listings</b>	<b>August 2017</b>
<b>Profiles of a Successful Strata Council</b>	<b>May 2012</b>
<b>Proxies for Council Meetings</b>	<b>February 2018</b>
<b>PTSD - Post Traumatic Strata Disorder</b>	<b>August 2016</b>
<b>Public Consultation on Complex Stratas</b>	<b>November 2016</b>
<b>Ramping Up Potential Costs for BC Strata Owners</b>	<b>September 2008</b>
<b>Realtor Documents</b>	<b>February 2010</b>
<b>Rentals to Family Members</b>	<b>February 2016</b>
<b>Renters under the Strata Property Act</b>	<b>February 2014</b>
<b>Responsibilities of Strata Council</b>	<b>November 2007</b>
<b>Running Meetings - Q &amp; A</b>	<b>November 2009</b>
<b>Safe and Secure - Tips for Managing your Online Strata Account</b>	<b>May 2015</b>
<b>Should We Employ an Owner As A Handyman?</b>	<b>June 2007</b>
<b>Should We Have A Depreciation Report Done?</b>	<b>August 2011</b>
<b>Small Stratas - Big Problems</b>	<b>August 2011</b>
<b>So You're On Strata Council, Now What?</b>	<b>February 2010</b>
<b>Some Issues Surrounding the Rental of Strata Lots</b>	<b>February 2009</b>
<b>SPA Instruction Guides</b>	<b>November 2008</b>
<b>Strata - Document Retention Guide</b>	<b>February 2015</b>
<b>Strata Alphabet Soup</b>	<b>August 2013</b>
<b>Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OK</b>	<b>November 2020</b>
<b>Strata Bullies - What to Do?</b>	<b>February 2016</b>
<b>Strata Corporations and the Good Samaritans Act</b>	<b>August 2014</b>
<b>Strata Corporations and The Human Rights Code</b>	<b>November 2008</b>
<b>Strata Council Authority and Responsibility</b>	<b>June 2010</b>
<b>Strata Council Meetings</b>	<b>April 2006</b>
<b>Strata Council Member Liability</b>	<b>May 2011</b>
<b>Strata Council Members' Statement of Principles</b>	<b>June 2010</b>
<b>Strata Councils Are Not Landlords</b>	<b>May 2006</b>
<b>Strata KeyBox - Innovation, Security, Safety &amp; Security</b>	<b>June 2008</b>
<b>Strata Legislation Initiative: An Update</b>	<b>November 2008</b>
<b>Strata Management</b>	<b>June 2010</b>

<b>Strata Properties and Earthquake Insurance</b>	<b>August 2017</b>
<b>Strata Rentals - What are Your Thoughts?</b>	<b>August 2017</b>
<b>Strata Support Team at Work</b>	<b>February 2022</b>
<b>StrataDocs online - Victoria Real Estate Board</b>	<b>April 2008</b>
<b>Suggested Smoking Prohibition Bylaw</b>	<b>February 2017</b>
<b>Ten Reason to Mediate</b>	<b>August 2013</b>
<b>Ten reasons to get a strata website</b>	<b>February 2012</b>
<b>The Act says the strata has to keep minutes for 6 years. Are we supposed to destroy them after that?</b>	<b>August 2024</b>
<b>The Art of Compromise</b>	<b>August 2016</b>
<b>The Benefits of Periodic Bylaw Review</b>	<b>November 2017</b>
<b>The CRT is Accepting Strata Claims for Early Intake</b>	<b>August 2016</b>
<b>The First Council Meeting After an AGM</b>	<b>November 2024</b>
<b>The Guided Pathway Approach to Justice</b>	<b>May 2015</b>
<b>The More Things Change – You Asked</b>	<b>May 2018</b>
<b>The Who-How-When-Where of Hiring a Strata Manager</b>	<b>May 2014</b>
<b>Think before You Hit Send; Council Members, Managers and Emails</b>	<b>February 2014</b>
<b>Think Before You Speak</b>	<b>November 2021</b>
<b>Thoughts on Short-Term Vacation Rentals</b>	<b>November 2016</b>
<b>Time Limits, Limitation Periods</b>	<b>May 2017</b>
<b>Two Court Cases Affecting BC Strata Owners</b>	<b>February 2015</b>
<b>Update: Handling Requests for Legal Opinions</b>	<b>May 2024</b>
<b>Update on the Civil Resolution Tribunal</b>	<b>November 2014</b>
<b>Urban Legends</b>	<b>November 2008</b>
<b>Use Same Lawyer as Management Company?</b>	<b>April 2008</b>
<b>Video Surveillance by Owners Within Strata Corporations</b>	<b>August 2018</b>
<b>VISOA' First Workshop Program</b>	<b>February 2013</b>
<b>Voting: When Does 26% = 75%?</b>	<b>February 2009</b>
<b>We All Need Professional Help</b>	<b>November 2010</b>
<b>Weeding Through the Law: The Stoned, Cold Truth About Medical Marijuana</b>	<b>August 2017</b>
<b>Welcome to Prickly Terraces (Minutes)</b>	<b>November 2013</b>
<b>What Are the Rules for Automatic Debits?</b>	<b>November 2014</b>
<b>What Can You Ask of Your Strata Manager?</b>	<b>May 2019</b>
<b>What Costs Can a Strata Corporation Recoup?</b>	<b>November 2007</b>
<b>What Does It Mean to Be "Resident" In A Strata Lot?</b>	<b>September 2009</b>
<b>What is Keeping People from Serving on their Community Association Boards</b>	<b>May 2015</b>
<b>What to Do About Pot Smoking Neighbours?</b>	<b>November 2014</b>
<b>When All Else Fails...Call the Administrator!</b>	<b>May 2017</b>
<b>Who Can Be a Council Member?</b>	<b>May 2022</b>
<b>Who Pays for Unauthorized Inspections?</b>	<b>August 2011</b>

<b>Who Pays for What? Strata Unit Owner or Strata Corp?</b>	<b>April 2007</b>
<b>Who Pays? (Overview Claire Page Seminar)</b>	<b>May 2011</b>
<b>Why aren't calendar days the same as legal days?</b>	<b>November 2012</b>
<b>Why Every Strata Needs an Online Storage Solution for its Records and Documents</b>	<b>November 2014</b>
<b>Why Have A Strata Website?</b>	<b>February 2011</b>
<b>Why Sign an Indemnity Agreement?</b>	<b>November 2014</b>
<b>Will the New "Dispute Resolution" Tribunals bring peace to Strata Land?</b>	<b>November 2011</b>
<b>Word of Mouth in the 21st Century</b>	<b>February 2018</b>
<b>Your AGM's Setting Counts - Member's Letter</b>	<b>November 2006</b>

## Strata Owners

<b>3 Free Tools for Strata Property Information</b>	<b>August 2022</b>
<b>A Disaster Averted - A first-time home buyer's thank you to VISOA</b>	<b>February 2014</b>
<b>(About not enforcing bylaws and rules) – You Asked</b>	<b>November 2013</b>
<b>Access to Complaint Letters – You Asked</b>	<b>February 2018</b>
<b>BC Human Rights Tribunal Rules Strata Can't Ban Emotional Support Dog</b>	<b>August 2020</b>
<b>BC Recycling Regulation</b>	<b>August 2012</b>
<b>Buying A Condominium</b>	<b>February 2010</b>
<b>Cohousing - Strata Ownership with a Twist</b>	<b>April 2008</b>
<b>Condo Flooding Liability 101</b>	<b>August 2020</b>
<b>Condominium Authority of Ontario – A Model for BC to Follow?</b>	<b>August 2020</b>
<b>Court Costs in Canada – You Asked</b>	<b>August 2018</b>
<b>Dear Maclean's: Condo Hell?</b>	<b>August 2014</b>
<b>Disruptive Owners at AGMs – What's a Strata to Do?</b>	<b>May 2020</b>
<b>Do the Math – Condo Living is Not Cheap Living</b>	<b>February 2022</b>
<b>Do You Know What Air Bed &amp; Breakfast Is?</b>	<b>May 2014</b>
<b>Do You Recognize Any of These People?</b>	<b>May 2011</b>
<b>Essential Strata Documents Needed for the Sale of a Unit</b>	<b>May 2020</b>
<b>From Water-Waster to Water-Wise</b>	<b>May 2019</b>
<b>Get It in Writing</b>	<b>June 2008</b>
<b>HANDLING COMPLAINTS – You Asked</b>	<b>May 2019</b>
<b>Harvey's Helpline Stories - A Typical Morning</b>	<b>August 2016</b>
<b>Home Renovation Tax Credit for Common Property</b>	<b>April 2009</b>
<b>How Much Can A Strata Raise Fees?</b>	<b>June 2010</b>
<b>How Much Do You About Stratas?</b>	<b>February 2019</b>
<b>How Well Does VISOA Take Care of its Members?</b>	<b>June 2009</b>
<b>Information - Misinformation - Disinformation</b>	<b>September 2010</b>
<b>Insist on Democracy</b>	<b>May 2011</b>
<b>Insurance Appraisals: Insuring Your Property to Value</b>	<b>February 2015</b>

<b>Introducing the Strata Forum</b>	<b>August 2017</b>
<b>Is It A Condominium or A Strata?</b>	<b>September 2009</b>
<b>Is the Helpline Confidential? – You Asked</b>	<b>February 2012</b>
<b>It's Buyer Beware in Phased Strata Plans</b>	<b>April 2008</b>
<b>Know Your Rights as a Strata Owner</b>	<b>November 2007</b>
<b>Land Use Contracts Terminating in 2024</b>	<b>August 2022</b>
<b>Legal Issues for Buyers and Developers Of Pre-Sale Condos</b>	<b>November 2009</b>
<b>Lessons Learned as A Strata Administrator</b>	<b>February 2009</b>
<b>Listen Up, Small Stratas</b>	<b>February 2013</b>
<b>Must a Strata Admit Census Takers?</b>	<b>May 2016</b>
<b>Must Owners Provide a Key of Their Unit to Council? – You Asked</b>	<b>August 2012</b>
<b>My Year on Strata Council</b>	<b>September 2009</b>
<b>Nanaimo Senior Wins Fight Against Strata for Physical Disability Discrimination</b>	<b>November 2020</b>
<b>National Volunteer Week</b>	<b>April 2008</b>
<b>Obtaining Access to Strata Corporation Documents</b>	<b>September 2008</b>
<b>Parking in Strata Corporations</b>	<b>August 2012</b>
<b>Pre-Sales: Is What You See What You Get:</b>	<b>May 2019</b>
<b>PTSD - Post Traumatic Strata Disorder</b>	<b>August 2016</b>
<b>Right to Examine The Strata Corporation's Monthly Bank Statement</b>	<b>April 2007</b>
<b>Resources for Frustrated Strata Owners</b>	<b>November 2010</b>
<b>Should Strata Owners Be Concerned About Title Fraud?</b>	<b>September 2008</b>
<b>Should You Buy an Old or New Strata Lot? President's Message</b>	<b>August 2022</b>
<b>Since 1973 (History of VISOA)</b>	<b>April 2009</b>
<b>Smoking and The Strata Corporation</b>	<b>June 2010</b>
<b>Some Issues Surrounding the Rental Of Strata Lots</b>	<b>February 2009</b>
<b>Speculation Tax on Unoccupied Strata Units</b>	<b>May 2022</b>
<b>Strata Alert: Canada is the Second Nation in the World to Legalize Marijuana</b>	<b>August 2018</b>
<b>Strata Alphabet Soup</b>	<b>August 2013</b>
<b>Strata Lot Purchaser's Sanity Test</b>	<b>February 2018</b>
<b>Strata Pre-Sale Risks and Buyer Rights</b>	<b>May 2024</b>
<b>Strata President is a Bully Who Manipulates and Intimidates Residents</b>	<b>August 2020</b>
<b>Strata Support Team at Work</b>	<b>February 2022</b>
<b>Stratas by the Numbers</b>	<b>May 2014</b>
<b>The Art of Compromise</b>	<b>August 2016</b>
<b>The CRT is Accepting Strata Claims for Early Intake</b>	<b>August 2016</b>
<b>Think before You Hit Send; Council Members, Managers and Emails</b>	<b>February 2014</b>
<b>Thoughts on Short-Term Vacation Rentals</b>	<b>November 2016</b>
<b>Urban Legends</b>	<b>November 2008</b>
<b>VISOA Publications Go Digital</b>	<b>February 2015</b>

<b>Welcome to My Strata Home</b>	<b>April 2010</b>
<b>What Do I Do When I Disagree with Council Decisions?</b>	<b>February 2009</b>
<b>What Does Your VISOA Board Do?</b>	<b>February 2016</b>
<b>What is CMHC?</b>	<b>August 2015</b>
<b>What is Keeping People from Serving on their Community Association Boards</b>	<b>May 2015</b>
<b>When Buying a Condo “Buyer Beware” ...When Selling a Condo “Seller Beware”</b>	<b>May 2014</b>
<b>Who Pays for Water Damage in a Strata Lot?</b>	<b>May 2020</b>
<b>Why Can’t We Make Exceptions to the Act or Bylaws When One Owner Needs a Break? – You Asked</b>	<b>May 2020</b>
<b>Word of Mouth in the 21st Century</b>	<b>February 2018</b>
<b>Working for Properly Built Homes</b>	<b>November 2014</b>

## You Asked

<b>You Asked: About the New “Form B”</b>	<b>May 2014</b>
<b>You Asked: About not enforcing bylaws and rules</b>	<b>November 2013</b>
<b>You Asked: Access to Complaint Letters</b>	<b>February 2018</b>
<b>You Asked: An owner’s company provides landscaping services to the strata. Can they attend the AGM and vote on the budget since they have a conflict of interest?</b>	<b>November 2024</b>
<b>You Asked: Annual Audit by Property Manager</b>	<b>February 2013</b>
<b>You Asked: Bylaw Complaints – is the complainant notified?</b>	<b>February 2016</b>
<b>You Asked: Can Fines Be Deducted from Strata Fee Payments?</b>	<b>February 2011</b>
<b>You Asked: Can stratas ban or regulate short term type rentals?</b>	<b>August 2019</b>
<b>You Asked: Can the strata council force me to send all communications to them by email?</b>	<b>August 2023</b>
<b>You Asked: Can I file a CRT case against the owner above me?</b>	<b>May 2022</b>
<b>You Asked: Can I Take a Council Member to the CRT?</b>	<b>August 2022</b>
<b>You Asked: Can council overturn a previous council’s bylaw enforcement?</b>	<b>August 2021</b>
<b>You Asked: Can strata fees be raised mid-year?</b>	<b>November 2024</b>
<b>You Asked: Can the strata make me pay for repairs caused by a leaking strata pipe?</b>	<b>August 2021</b>
<b>You Asked: Can we ask owners to approve a special levy to cover an operating deficit?</b>	<b>May 2022</b>
<b>You Asked: Can We Charge Landlords a Fee and Require Them to Have a Professional Manage Their Rental Unit?</b>	<b>February 2023</b>
<b>You Asked: Can We Send our AGM Notice by Email?</b>	<b>February 2023</b>
<b>You Asked: Can you explain when to use SPA? Section 71?</b>	<b>November 2020</b>
<b>You Asked: (Choosing Depreciation Report options)</b>	<b>November 2013</b>



You Asked: Court Costs in Canada	August 2018
You Asked: Depreciation Schedule Benefits	January 2008
You Asked: "Do It Yourself" Maintenance Tasks	February 2013
You Asked: Do we have to include a proxy form in an AGM notice package?	August 2024
You Asked: Do We Need Only 25% of the Operating Budget in our CRF	February 2022
You Asked: Does Owner Have to Pay Strata's Insurance Deductible?	February 2015
You Asked: Dryer Vents - Who Pays?	August 2007
You Asked: The Form B I received before I purchased my condo says my unit has 2 parking stalls. After I moved in, I found out I only get one stall. Can I get compensation since the Form B was wrong?	May 2023
You Asked: Form F and Money Owing	August 2022
You Asked: Granting Exceptions or Exemptions to Bylaws	May 2014
You Asked: Handling Complaints	May 2019
You Asked: Hiring a Strata Manager	May 2014
You Asked: How do we calculate the percentage of the special levy for each owner? Is rounding permitted?	May 2024
You Asked: How does a strata council deal with "difficult owners"?	August 2013
You Asked: How much should a council supervise contractors?	August 2013
You Asked: I replaced my bedroom window because it was old. Does the strata have to reimburse me?	August 2023
You Asked: Is an owner with unpaid fines eligible to vote?	February 2021
You Asked: Is the Helpline Confidential?	February 2012
You Asked: Is the strata responsible to repaint?	February 2022
You Asked: Is there a minimum number of people who have to show up to start our AGM?	May 2024
You Asked: It's been over a year since we found out that our roof needs to be replaced and council hasn't called an SGM to vote on it yet. Shouldn't this process go faster?	February 2024
You Asked: Lot 1 of our duplex strata has two owners and Lot 2 has 1 owner. What's the quorum for meetings?	May 2023
You Asked: Manager or Administrator?	August 2012
You Asked: Must Owners Provide a Key of Their Unit to Council?	August 2012
You Asked: Our townhouses have crawlspaces. Are they common property or part of the strata lot?	November 2024
You Asked: Pet Bylaw Enforcement .... Again!	February 2018
You Asked: Proxy Farming	November 2021
You Asked: Our bylaws list the order of business at an AGM. What is new business?	February 2024
You Asked: Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do they have to be Stored in Canada?	November 2022
You Asked: Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?	August 2023

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<b>You Asked: Our Treasurer Recently Sold His Unit and the Council Appointed Another Owner to Fill the Position. Is this Legal? Isn't an SGM Required?</b>	<b>November 2022</b>
<b>You Asked: Real Estate Council - Interfering in our Strata's Books?</b>	<b>February 2015</b>
<b>You Asked: Repairing Common Property Without Permission</b>	<b>June 2009</b>
<b>You Asked: The Act says the strata has to keep minutes for 6 years. Are we supposed to destroy them after that?</b>	<b>August 2024</b>
<b>You Asked: The More Things Change</b>	<b>May 2018</b>
<b>You Asked: What are common assets?</b>	<b>November 2023</b>
<b>You Asked: What is a Small Dog?</b>	<b>August 2017</b>
<b>You Asked: What happens if we enforce the bylaw and we're wrong?</b>	<b>November 2023</b>
<b>You Asked: What to Do About Cracks in the Floor</b>	<b>May 2016</b>
<b>You Asked: Who decides what is reasonable?</b>	<b>November 2023</b>
<b>You Asked: Who is Responsible for Leak?</b>	<b>May 2018</b>
<b>You Asked: Who pays for window replacements when mine are already done?</b>	<b>August 2021</b>
<b>You Asked: Why Can't We Make Exceptions to the Act or Bylaws When One Owner Needs a Break?</b>	<b>May 2020</b>

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