Bulletin Index

Click the topic (e.g., Insurance) to go to the section. Articles are sorted alphabetically by title within each topic. Click on the date beside the title to retrieve the relevant bulletin.

Bare Land Stratas	E\
Bylaws & Rules	Ef
Civil Resolution Tribunal (CRT)	Fi
Cohousing Projects	In
Conflict & Resolution	Le
Contracting	Le
Depreciation Reports	Le
· ·	

EV Charging & Energy Efficiency Finance Insurance Leaky Condos Legislation & PIPA Legislation & SPA Maintenance & Repairs

Management Companies Meetings Rentals/Short term Rentals Safety & Security Strata Councils Strata Owners You Asked

Bare Land Stratas

Bare Land Stratas	August 2006
Bare land Strata Plans & Building Schemes	April 2008
How Are Bills Divided in Bare Land Stratas?	November 2014
Insuring Bare land Strata Properties	November 2017
It's Buyer Beware in Phased Strata Plans	April 2008
The Curious Case of the Bare Land Strata	June 2009

Bylaws & Rules

Age Bylaws: 5 Things to Consider	February 2023
Age Restrictions Bylaws: New Exemptions for Spouses and Children	May 2023
Are Maximum Occupancy Bylaws Enforceable?	February 2024
BC Human Rights Tribunal Rules Strata Can't Ban Emotional Support Dog	August 2020
But It Has Always Been My Unit's Parking Space	May 2018
Bylaw Complaints – is the complainant notified? – You Asked	February 2016
Bylaw Enforcement	April 2010
Bylaw Enforcement - Steps to Take	June 2008
Bylaws, Rules, and You	August 2013
Can Bylaws Restrict Council Membership?	November 2022
Can council overturn a previous council's bylaw? – You asked	August 2021
Can stratas ban or regulate short term type rentals?	August 2019
Can we pass a bylaw to limit the number of hearings that an owner can request? – You asked	February 2025
Can you explain when to use SPA section 71? – You Asked	November 2020

Collecting Strata Fees – Some Do's and Don'tsAugust 2020Condominium Law – Election of CouncilNovember 2020Dealing with Hoarders in StratasAugust 2024Deducting Fines from Strata Fee PaymentsNovember 2007Disruptive Owners at AGMs – What's a Strata to Do?May 2020Enforcing Bylaws - Steps to Imposing a FineJune 2007Enforcing Parking BylawsApril 2009Get It in WritingJune 2008Granting Exceptions or Exemptions to Bylaws – You AskedMay 2020How to Run a Strata Corporation in the Midst of a PandemicMay 2023Is an owner-only Rule Valid?August 2021Is an owner with unpaid fines eligible to vote? – You AskedFebruary 2021Is an Owners-only Rule Valid?August 2011Stour Strata's Registered Address up to Date?August 2019The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended evelopmental challenges? – You AskedMay 2023Our strata Council is Trying to Decide Where to Store Electronic Documents. Do They Haw to be Stored in Canada? - You AskedAugust 2028Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2018Pet Bylaw Enforcement Againl - You AskedMay 2018Pet Bylaw Enforcement Againl - You AskedMay 2018Pitracy Matters – OIPC Podcast helps stratas protect personal informationMay 2020Stond We Have Rules of Order in Our Bylaws? Which Ones?August 2021 <t< th=""><th></th><th></th></t<>		
Condominum Law - Election of CouncilNovember 2020Dealing with Hoarders in StratasAugust 2024Deducting Fines from Strata Fee PaymentsNovember 2007Disruptive Owners at AGMs - What's a Strata to Do?May 2020Enforcing Bylaws - Steps to Imposing a FineJune 2007Enforcing Parking BylawsApril 2009Gert It in WritingJune 2008Granting Exceptions or Exemptions to Bylaws - You AskedMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2021Is an owners with unpaid fines eligible to vote? - You AskedMay 2023Is an owners-only Rule Valid?August 2019The Law vs. Compassion - Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedNovember 2022Our strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2023Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?May 2018Pet Bylaw EnforcementAugust 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Strata Aler	Collecting Fines - What Are the Options?	January 2008
Dealing with Hoarders in StratasAugust 2024Deducting Fines from Strata Fee PaymentsNovember 2007Disruptive Owners at AGMs – What's a Strata to Do?May 2020Enforcing Bylaws - Steps to Imposing a FineJune 2007Enforcing Parking BylawsApril 2009Get It in WritingJune 2008Granting Exceptions or Exemptions to Bylaws – You AskedMay 2014How to Run a Strata Corporation in the Midst of a PandemicMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? – You AskedFebruary 2021Is an owner-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2021Is an Owner-only Rule Valid?August 2021Is vour Strata's Registered Address up to Date?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? – You AskedNovember 2022Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws. Which bylaws apply to us?Pet Bylaw EnforcementAugust 2006Pet Bylaw EnforcementMay 2018Pity You May 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Strata Alert: Take a Deep Breath. "Restrict	<u> </u>	
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Disruptive Owners at AGMs – What's a Strata to Do?May 2020Enforcing Bylaws - Steps to Imposing a FineJune 2007Enforcing Parking BylawsApril 2009Get It in WritingJune 2008Granting Exceptions or Exemptions to Bylaws – You AskedMay 2020How to Run a Strata Corporation in the Midst of a PandemicMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? – You AskedFebruary 2021Is an owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2019The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? – You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the August 2023August 2023Standard Bylaws. Which bylaws apply to us?Pet Bylaw Enforcement Again! - You AskedFebruary 2018Pet Bylaw Enforcement Again! - You AskedFebruary 2018Privacy Matters – OIPC Podcast helps stratas protect personal informationMay 2020Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2021Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2021Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2021Strata Compations and Vaccine PassportsNovember 2021Strata Compations and Vaccine PassportsNove	Dealing with Hoarders in Stratas	August 2024
Enforcing Bylaws - Steps to Imposing a FineJune 2007Enforcing Parking BylawsApril 2009Get It in WritingJune 2008Granting Exceptions or Exemptions to Bylaws - You AskedMay 2014How to Run a Strata Corporation in the Midst of a PandemicMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2021Is an Owners-only Rule Valid?August 2019The Law vs. Compassion - Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedNovember 2022Do They Have to be Stored in Canada? - You AskedNovember 2022Do They Have to be Stored in Canada? - You AskedAugust 2003Pet Bylaw EnforcementAugust 2006Pet Bylaw EnforcementMay 2018Pet Bylaw Enforcement Again! - You AskedMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Strata Change to Help Availability of Long-Term RentalsAugust 2020Strata Change to Help Availability of Long-Term RentalsAugust 2021Strata Change to Help Availability of Long-Term RentalsAugust 2021Strata Change to Help Availability of Long-Term RentalsAugust 2021Strata Change	Deducting Fines from Strata Fee Payments	November 2007
Enforcing Parking BylawsApril 2009Get It in WritingJune 2008Granting Exceptions or Exemptions to Bylaws – You AskedMay 2014How to Run a Strata Corporation in the Midst of a PandemicMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? – You AskedFebruary 2021Is an owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2021The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? – You AskedNovember 2022Our Strata Council Is Trying to Decide Where to Store Electronic Documents. Dor Strata bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?May 2018Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Pet ProblemsMay 2018Privacy Matters – OIPC Podcast helps stratas protect personal information May 2020May 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Strata Alert: Take a Deep Breath. "Restricted Proxies" as still OK November 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OK November 2021Strata Corporations and Vaccine PassportsNovember 2021Strata Corporations and Vaccine PassportsShould We Have Rules of Order in Our Bylaws?	Disruptive Owners at AGMs – What's a Strata to Do?	May 2020
Get It in WritingJune 2008Granting Exceptions or Exemptions to Bylaws – You AskedMay 2014How to Run a Strata Corporation in the Midst of a PandemicMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? – You AskedFebruary 2021Is an Owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2021The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? – You AskedNovember 2022Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?May 2018Pet Bylaw Enforcement Again! - You AskedFebruary 2018Pet ProblemsMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Comporation and Vaccine PassportsAugust 2021Strata Corporations and Vaccine PassportsNovember 2020Strata Conget of Help Availability of Long-Term RentalsAugust 2021Strata Congorations and Vaccine PassportsSovember 2021Suggested Smoking Prohibition Bylaw <t< td=""><td>Enforcing Bylaws - Steps to Imposing a Fine</td><td>June 2007</td></t<>	Enforcing Bylaws - Steps to Imposing a Fine	June 2007
Granting Exceptions or Exemptions to Bylaws - You AskedMay 2014How to Run a Strata Corporation in the Midst of a PandemicMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2021Is an Owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2019The Law vs. Compassion - Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedNovember 2022Our strata Council is Trying to Decide Where to Store Electronic Documents. Our Strata Council is Trying to Decide Where to Store Electronic Documents. Our Strata has bylaws that were filed in the 90s. We also have a copy of the August 2021August 2020Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020May 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Smoking Bylaw EnforcementNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Shrata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2018Strata Corporations and Vaccine PassportsNovember 2020Strata Corporations and Vaccine	Enforcing Parking Bylaws	April 2009
How to Run a Strata Corporation in the Midst of a PandemicMay 2020The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2021Is an Owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2019The Law vs. Compassion - Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedMay 2025Our strata Council is Trying to Decide Where to Store Electronic Documents. Overmber 2022November 2022Do They Have to be Stored in Canada? - You AskedAugust 2020Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2020Pet Bylaw EnforcementAugust 2018Phylaging into User FeesMay 2020Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2018Strata Corporations and Vaccine PassportsNovember 2018Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2022The Benefits of Filing Consolidated Strata BylawsFebruary 2022<	Get It in Writing	June 2008
The Importance of Updating Strata BylawsMay 2023Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2021Is an Owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2019The Law vs. Compassion - Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedMay 2025Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2026Pet Bylaw Enforcement Pulgging into User FeesMay 2018Phivacy Matters - OIPC Podcast helps stratas protect personal information Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw Enforcement Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2018Strata Corporations and Vaccine PassportsAugust 2013Strata Corporations and Vaccine PassportsAugust 2021Suggested Smoking Prohibition BylawFebruary 2020That Benefits of Filing Consolidated Strata BylawsFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2023The Matter of Fining A Strata OwnerJune 2010	Granting Exceptions or Exemptions to Bylaws – You Asked	May 2014
Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2021Is an Owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2019The Law vs. Compassion - Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedMay 2025Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2006Pet Bylaw Enforcement Pulgging into User FeesMay 2018Plugging into User FeesMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal information Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw Enforcement Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2018Strata Corporations and Vaccine PassportsAugust 2018Strata Corporations and Vaccine PassportsAugust 2021Suggested Smoking Prohibition BylawFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	How to Run a Strata Corporation in the Midst of a Pandemic	May 2020
Is an Owners-only Rule Valid?August 2021Is Your Strata's Registered Address up to Date?August 2019The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? – You AskedMay 2025Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2006Pet Bylaw EnforcementAugust 2007Pet Bylaw Enforcement Again! - You AskedFebruary 2018Plugging into User FeesMay 2018Privacy Matters – OIPC Podcast helps stratas protect personal information Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OK Strata Corporations and Vaccine PassportsNovember 2018Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2022The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	The Importance of Updating Strata Bylaws	May 2023
Is Your Strata's Registered Address up to Date?August 2019The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? – You AskedMay 2025Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2006Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Plugging into User FeesMay 2018Privacy Matters – OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Sonking Bylaw EnforcementNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2021Strata Corporations and Vaccine PassportsAugust 2018Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	Is an owner with unpaid fines eligible to vote? – You Asked	February 2021
The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? – You AskedMay 2025Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2023Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Plugging into User FeesMay 2018Privacy Matters – OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2021Strata Corporations and Vaccine PassportsNovember 2021Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2027The Benefits of Filing Consolidated Strata BylawsFebruary 2020The Matter of Fining A Strata OwnerJune 2010	Is an Owners-only Rule Valid?	August 2021
Our council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedNovember 2022Our strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2026Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Plugging into User FeesMay 2020Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2021Strata Corporations and Vaccine PassportsNovember 2021Strata Corporations Attrata OwnerFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2021	Is Your Strata's Registered Address up to Date?	August 2019
periods of time. Should council enforce the bylaws if the child has developmental challenges? - You AskedNovember 2022Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You AskedNovember 2022Our strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2023Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Plugging into User FeesMay 2018Plugging into User FeesMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2020Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2021The Matter of Fining A Strata OwnerJune 2010	The Law vs. Compassion – Should the SPA allow for Medical Difficulties?	February 2020
Do They Have to be Stored in Canada? - You AskedOur strata has bylaws that were filed in the 90s. We also have a copy of the Standard Bylaws. Which bylaws apply to us?August 2023Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Pet ProblemsMay 2018Plugging into User FeesMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Change to Help Availability of Long-Term RentalsAugust 2021Suggested Smoking Prohibition BylawFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2021The Matter of Fining A Strata OwnerJune 2010	periods of time. Should council enforce the bylaws if the child has	May 2025
Standard Bylaws. Which bylaws apply to us?Pet Bylaw EnforcementAugust 2006Pet Bylaw Enforcement Again! - You AskedFebruary 2018Pet ProblemsMay 2018Plugging into User FeesMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Change to Help Availability of Long-Term RentalsAugust 2011Suggested Smoking Prohibition BylawFebruary 2017The Benefits of Filing Consolidated Strata BylawsFebruary 2012The Matter of Fining A Strata OwnerJune 2010		November 2022
Pet Bylaw Enforcement Again! - You AskedFebruary 2018Pet ProblemsMay 2018Plugging into User FeesMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Change to Help Availability of Long-Term RentalsAugust 2013Strata Corporations and Vaccine PassportsNovember 2017The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010		August 2023
Pet ProblemsMay 2018Plugging into User FeesMay 2018Privacy Matters - OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Bylaws: Single-Family Only?February 2023Strata Change to Help Availability of Long-Term RentalsAugust 2018Strata Corporations and Vaccine PassportsNovember 2017Suggested Smoking Prohibition BylawFebruary 2017The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	Pet Bylaw Enforcement	August 2006
Plugging into User FeesMay 2018Privacy Matters – OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Bylaws: Single-Family Only?February 2023Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	Pet Bylaw Enforcement Again! - You Asked	February 2018
Privacy Matters – OIPC Podcast helps stratas protect personal informationMay 2020Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Bylaws: Single-Family Only?February 2023Strata Change to Help Availability of Long-Term RentalsAugust 2011Suggested Smoking Prohibition BylawFebruary 2021The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	Pet Problems	May 2018
Restart: Pools, Gyms, Social Rooms and MoreAugust 2021Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Bylaws: Single-Family Only?February 2023Strata Change to Help Availability of Long-Term RentalsAugust 2018Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2017The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	Plugging into User Fees	May 2018
Secretly Re-renting Condo on AirBnB Proves Costly for Toronto TenantNovember 2018Should We Have Rules of Order in Our Bylaws? Which Ones?August 2020Smoking Bylaw EnforcementNovember 2018Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OKNovember 2020Strata Bylaws: Single-Family Only?February 2023Strata Change to Help Availability of Long-Term RentalsAugust 2018Strata Corporations and Vaccine PassportsNovember 2021Suggested Smoking Prohibition BylawFebruary 2023The Benefits of Filing Consolidated Strata BylawsFebruary 2022The Matter of Fining A Strata OwnerJune 2010	Privacy Matters – OIPC Podcast helps stratas protect personal information	May 2020
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	The Rules About Strata Rules	February 2025

Top 5 Bylaws to Watch Out for When Purchasing a Strata Property	May 2021
What happens if we enforce the bylaw and we're wrong?	November 2023
What is a Small Dog? – You Asked	August 2017
Why Can't We Make Exceptions to the Act or Bylaws When One Owner Needs a Break? – You Asked	May 2020
Why Your Bylaws Should Include a Preamble	November 2019

Civil Resolution Tribunal (CRT)

Can I file a CRT case against the owner above me?	
	May 2022
Can I Take a Council Member to the CRT? – You Asked	August 2022
Can the CRT Change the Strata Property Act?	February 2022
Civil Resolution Tribunal Issues an Injunction Against an Owner	November 2018
The CRT Prefers Precise Procedures	August 2018
Civil Resolution Tribunal Update – Spring 2013	May 2013
Civil Resolution Tribunal Update – Spring 2014	May 2014
Civil Resolution Tribunal Update – Autumn 2014	November 2014
Civil Resolution Tribunal Update – Winter 2015	February 2015
Civil Resolution Tribunal Update – Summer 2015	August 2015
Civil Resolution Tribunal Update – Spring 2017	May 2017
CRT Roundup	November 2017
Disruptive Owners at AGMs – What's a Strata to Do?	May 2020
Making the most of your CRT Claim	November 2019
Managing a Strata During a Pandemic	February 2021
Privacy Matters – OIPC Podcast helps stratas protect personal information	May 2020
Strata Alert: Supreme Court Clarifies Jurisdiction of the Civil Resolution Tribunal over Strata Claims	November 2019
The CRT is Accepting Strata Claims for Early Intake	August 2016
The Payment of Expenses for the Civil Resolution Tribunal	May 2020
Will the New "Dispute Resolution" Tribunals bring peace to Strata Land?	November 2011
You can Lead a Horse to Water, but can you Make it Follow a Civil Resolution Tribunal Order?	August 2019

Cohousing Projects

Cohousing - Strata Ownership with a Twist	April 2008
Condominium Living, Community, Cooperation, and Consensus	November 2008

Conflict & Resolution

Access to Complaint Letters	August 2020
Alternative Dispute Resolution & Stratas	August 2006
Bullying and Harassment in Stratas	November 2024

Can the CRT Change the Strata Property Act?	February 2022
Communicating with Difficult People AKA 'Strata Council Bullies'	November 2020
Condominium Conflict Resolutions: Recognizing the Role of Culture	August 2013
Condominium Living, Community, Cooperation and Consensus	November 2008
Dispute Resolution Flow Chart	November 2006
How does a strata council deal with "difficult owners"? – You Asked	August 2013
Quotes on Conflict Resolution	November 2013
Small Claims Jurisdiction in Strata Matters	September 2008
Strata Dispute Online Self-Help Tool in the Works	August 2013
Strata President is a Bully Who Manipulates and Intimidates Residents	August 2020
Think Before You Speak	November 2021
What Do I Do When I Disagree with Council Decisions?	February 2009
Will the New "Dispute Resolution" Tribunals bring peace to Strata Land?	November 2011
You can Lead a Horse to Water, but can you Make it Follow a Civil Resolution Tribunal Order?	August 2019

Contracting

Cautionary Tales - (Reviewing Contracts)	May 2006
Developing Service Contracts	February 2006
How much should a council supervise contractors? – You Asked	August 2013
How Will Real Estate Service Act (RESA) Affect Strata Management Contracts?	February 2006
Is the Strata Manager Correct?	April 2010
Is Your Strata Agent the Final Authority?	May 2006
Pitfalls in Strata Management Contracts	June 2007
Pre-Sales: Is What You See What You Get:	May 2019
Should We Employ an Owner as A Handyman?	June 2007
Strata Service Contracts	August 2006
The New Strata Management Contract	November 2007
Understanding Waste Removal Contracts	May 2023
Understanding WorkSafeBC for Stratas	May 2022
What Strata Corporations Should Know About Telecommunications Agreements	August 2023

Depreciation Reports

10 Myths Delaying Depreciation Reports	February 2015
Depreciation Reports 10 Years On	May 2023
Depreciation Report: Then and Now	August 2019
Depreciation Reports: One Strata's Experience	August 2012
Depreciation Reports: Planning for The Inevitable	September 2010
Depreciation Schedule Benefits – You Asked	January 2008

Getting the Most from Your Depreciation Report	November 2012
How Depreciation Reports Can Help Manage the CRF	February 2018
Preparing for the future: Depreciation Reports under the SPA	February 2012
Sellers Take Note - Your Strata's DR is Important	November 2015
SPA Section 94 is now in force (Depreciation Reports & Form B)	February 2012
The Strata Insurance Crisis	May 2020
Wave Goodbye to Waiving Depreciation Reports	May 2024
When Should We Update Our Depreciation Report?	November 2015
Who Will Prepare Your Depreciation Report: Three Quotes	November 2012
Why Redo Depreciation Reports?	May 2012
You Have Your DR? Great! Now Where is Your Plan, MAM?	November 2014

EV Charging & Energy Efficiency

Charging for Charging (Electric Car Plug-Ins)	September 2009
EV Charging Webinar Series	November 2021
EV Ready Rebates for Townhouse Stratas	November 2023
How to Receive and Sell Low Carbon Fuel Credits	May 2024
Low Carbon Fuel Credits for EV Charging	August 2023
New Legislation Makes it Easier to Install Electric Vehicle Charging in Stratas	May 2023

Finance

Annual Audit by Property Manager – You Asked	February 2013
Approving Annual Budget	September 2008
Are Two Signatures Enough at Coast Capital Savings?	April 2007
Assessing Townhouse Complexes for Shingling Roofs	February 2010
Banking and Investing for Strata Corporations	May 2012
BC Clean Buildings Tax Credit	August 2023
Breaking the Deadlock	February 2014
Budgeting for Stratas	February 2012
Budgets, Expenditures and Finances Under the Strata Property Act	June 2009
Can Fines Be Deducted from Strata Fee Payments? – You Asked	February 2011
Can I Spend the Money?	November 2021
Can Owners Be Exempted from a Special Levy?	February 2025
Can we ask owners to approve a special levy to cover an operating budget deficit? - You Asked	May 2022
Can strata fees be raised mid-year? – You Asked	November 2024
COCOA Suggestions to Insurance Bureau of Canada: re: Condos	August 2020
Collecting Unpaid Strata Fees	November 2010
Collecting Fines - What Are the Options?	January 2008

Cost for Copying Strata Records by Strata AgentsSeptemberCRD Recycling Subsidy Not Keeping Up with Fee IncreasesNovemberCreating a Viable Finding PlanFebruarDeducting Fines from Strata Fee PaymentsNovemberDepreciation Schedule BenefitsJanuarDo We Need Only 25% of the Operating Budget in our CRF?FebruarDo You Know Where Your Reserve Funds Are Tonight?SeptemberDryer Vents - Who Pays?AugustEnforcing Bylaws - Stepts to Imposing a FineJunFinancial Planning for Strata OwnersFebruarFollow the SPA and Save MoneySeptemberGambling with Deferred Maintenance - Food for ThoughtMaGetting the Most from Your Depreciation ReportNovemberFollow the SPA and Save MoneySeptemberGambling with Deferred Maintenance Make These North Myrtle Beach Condos a Tough Sell (South Carolina)NovemberHome Owner Grant CentralizedMaHow an Operating Cost Audit Can Lower FeesJunHow due calculate the percentage of the special levy for each owner? Is rounding permitted? - You AskedMaHow to Calculate Strata FeesMaHow to Explain Our CRF Clearly?NovemberHow to Register a Strata for a CRA Business NumberAugustHow Your Strata Can Save S1,400 Or More Per YearFebruarHow Your Strata Can Save S1,400 Or More Per YearFebruarHow to Set Up Your Strata Can Save S1,400 Or More Per YearFebruarHow Your Strata Can Save S1,400 Or More Per YearFebruarHow Your Strata Can Save S1,400 Or Mor	
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Home Renovation Tax Credit for Common PropertyFebruarHow an Operating Cost Audit Can Lower FeesJunHow do we calculate the percentage of the special levy for each owner? Is rounding permitted? – You AskedMaHow Much Financial Information Should We Give Out?NovemberHow to Budget for Components That May Never Need ReplacingAugusHow to Calculate Strata FeesMaHow to Explain Our CRF Clearly?NovemberHow to Set Up Your Strata's Annual Budget TodayFebruarHow You Manage Your Money: VISOA Survey ResultsAugusHow Your Strata Can Save \$1,400 Or More Per YearFebruarIncome of Strata Corporations: How Not to Lose Tax-Exempt StatusNovemberIs it Worth it to Buy a Condo in Canada Anymore? New Book Warns of Risk of CollapseNovemberLeft Over Special Levy FundsMaMy experience with reserve fund studiesFebruarNew Minimum Contribution to the CRFNovember	er 2019
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	ry 2012
New Regulation 6.11 for Investment of Money in the Contingency Fund	er 2023
New Regulation 0.11 for investment of Money in the contingency runa	ay 2014
Pay to Examine Finance Records? November	er 2008

Raiding the Honey Pot	November 2020
Ramping Up Potential Costs for BC Strata Owners	September 2008
Re-Roof – Now or Later?	May 2021
RESA - The Cost of Management Services	April 2006
Real Estate Council - Interfering in our Strata's Books? - You Asked	February 2015
Responsible investment of the Contingency Reserve Fund	February 2012
Right to Examine the Strata Corporation's Monthly Bank Statement	April 2007
Rising Insurance Rates	November 2020
Self-Insurance is an Option for Condo Owners	August 2020
Should Strata Corporations Plan to Borrow	February 2013
Small Claims Jurisdiction in Strata Matters	September 2008
Speculation Tax on Unoccupied Strata Units	May 2022
Strata Budgets and Fees (graphic)	November 2023
Strata Finances: Dealing with a Deficit	November 2023
Strata Insurance Rates are Rising	February 2020
Strata Maintenance Financing: A Viable Option for Funding Shortfalls	August 2013
The Challenges of Managing a Distressed Property	May 2020
The Curious Case of the Deficit Budget	February 2021
The Matter of Fining A Strata Owner	June 2010
The Payment of Expenses for the Civil Resolution Tribunal	May 2020
The Reserve Fund: Top Condo Feature to Sell Your Condo	November 2019
The Strata Insurance Crisis	May 2020
Two Court Cases Affecting BC Strata Owners	February 2015
What Are the Rules for Automatic Debits?	November 2014
What Are the Rules on Unapproved Expenditures?	November 2015
What Costs Can a Strata Corporation Recoup?	November 2007
When Can A Strata Claim for an Insurance Deductible?	August 2007
When Cheque Stubs are Not Enough	November 2006
When Must the Strata Pay to Repair Damage To Strata Lot?	February 2009
Who is Responsible for Repairing Skylights?	November 2014
Who Pays for Unauthorized Inspections?	August 2011
Who Pays for Water Damage in a Strata Lot?	May 2020
Who Pays for What? Strata Unit Owner or Strata Corp?	April 2007
Who Pays for Windows?	August 2006
Who Pays? (Overview Claire Page Seminar)	May 2011
Who Will Prepare Your Depreciation Report: Three Quotes	November 2012
Whose Pipe is it Anyway?	May 2021
Windows Are Not Clear	November 2009

Insurance

Accentuating the Positive – President's Message	February 2021
Are You Underinsured? 6 Tips for Strata Owners	August 2022
BC Business: It's a Tough Climate for Condo Owners, But Not in the Way You Think	August 2019
BC Strata Insurance Market Could Take Years to Correct	February 2021
COCOA Suggestions to Insurance Bureau of Canada: re: Condos	August 2020
Condo Flooding Liability 101	August 2020
Does Owner Have to Pay Strata's Insurance Deductible? – You Asked	February 2015
Have You Checked Your Insurance Coverage Lately?	April 2006
Importance of Insuring a Condominium to its Full Replacement Cost	May 2018
Insurance Appraisals - Show Me the Value	February 2011
Insurance Appraisals: Insuring Your Property to Value	February 2015
Insurance Claims Under the Strata Property Act	February 2018
Insurance on Improvements & Betterments	April 2008
Insurance Trends for Condominium and Apartment Buildings in 2011	February 2011
Insure vs. Repair - Who is responsible?	August 2019
Insuring Bareland Strata Properties	November 2017
Know What Your Insurance Covers	November 2006
Raiding the Honey Pot	November 2020
Residential Strata Insurance Changes in 2010	April 2010
Rising Insurance Rates	November 2020
Self-Insurance is an Option for Condo Owners	August 2020
Shopping for Insurance	February 2007
Snow Removal and Liability for Stratas	February 2023
Strata Alert: Provincial Response to Strata Insurance Crisis	August 2020
Strata Council Member Liability	May 2011
Strata Insurance - A Lawyer's Perspective	May 2013
Strata Insurance Changes	May 2013
Strata Insurance Deductibles	August 2013
Strata Insurance Deductibles	November 2013
Strata Insurance Rates are Rising	February 2020
Strata Insurance Statistics	August 2023
Strata Unit Insurance – Turmoil in the Market	November 2022
The Challenges of Managing a Distressed Property	May 2020
The Strata Insurance Crisis	May 2020
The Three R's of Strata Insurance	May 2011
Understanding WorkSafe in your Strata Corporation	May 2015
What Should be Included in a Strata Insurance Policy?	November 2007

Who Pays for Water Damage in a Strata Lot?	May 2020
Who is Responsible? A Condo Toilet Overflows	November 2020
Whose Pipe is it Anyway?	May 2021

Leaky Condos

Is Your Strata One of the "Leaky" Condos?	April 2006
Member's Letter	August 2006
Reconstruction Loans Scrapped by HPO	September 2009
The Leaky Condo Problem & How To Live With It	November 2009

Legislation & PIPA

Access to Complaint Letters – You Asked	August 2020
Guide Dogs and Service Animals in Strata Corporations	May 2015
Is the Strata Manager Correct?	April 2010
Privacy Matters – OIPC, SPA, and PIPA	May 2014
Privacy Matters – Do Strata documents have to be stored on Canadian Servers?	August 2014
Privacy Matters – Affects of PIPA on BC Strata Corporations	November 2014
Privacy Matters – How and when to make privacy breach complaints	August 2015
Privacy Matters – Three common questions	February 2017
Privacy Matters – Making motions, Electronic recordings, and Seeking approval	February 2018
Privacy Matters – OIPC Podcast helps stratas protect personal information	May 2020
Privacy Matters – SECURITY CAMERAS	November 2015
Privacy Matters – Updated Privacy Guidance for Strata Corporations	February 2022
Strata Privacy Dispute: Tenant Loses Fight to Install Security Camera in Door Peephole	August 2020
Video Surveillance by Owners Within Strata Corporations	August 2018

Legislation & SPA

A Trespass Case - (Suing for Injury to Common Property)	June 2009
About the New "Form B" – You Asked	May 2014
Access for Candidates and Canvassers	May 2021
Age Bylaws: 5 Things to Consider	February 2023
Amendments to Ontario's Condo Act	August 2015
Apathy & Its Consequences	June 2008
B.C. Law Institute - Post-AGM Make-up Strata Fees	November 2018
BC Human Rights Tribunal Ruling - Strata Second Hand Smoke	February 2017
BC Law Institute Strata Property Law Project- Phase Two	February 2015
BC Strata Legislation Updates to Note	May 2013
BC Strata Properties - What the numbers tell us	February 2012
BCLI Consultation Paper on the Builders Lien Act	November 2019

Can a Proxy be Passed to a Second Person?November 2018Can Council Change Part of the Strata Lot to LCP?May 2013Can Government Actions That Involve Stratas Help the Rental Shortage?February 2015Can to strata council force me to send all communications to them by email?August 2023Can you explain when to use SPA section 71? – You AskedNovember 2002Changes to Common PropertyNovember 2002CHOA Regional Strata Advisory CommitteeNovember 2002Civil Resolution Tribunal UpdateMay 2017Civil Resolution Tribunal Update - Summer 2015August 2015Civil Resolution Tribunal Update - Summer 2015February 2015Civil Resolution Tribunal Update - Summer 2015May 2017Common Property Registration in the Land Title OfficeMay 2017Depreciation Reports: One Strata's ExperienceAugust 2015Developer's Rental Disclosure, Rentals, and the Cost of HousingAugust 2015Developer's Rental Disclosure, Rentals, and the Cost of HousingAugust 2012Document Requests Under the Stratas Property ActAugust 2012Electring Council Members - A Majority Vote Is Not RequiredMay 2012Alberta Court Rules Against Emotional Support DogFebruary 2022Fiber and 2022February 2022Fines and Due Process - An Analysis of S.135February 2022Fiber B I received before I purchased my condo says my unit has two perking stalls. After I moved in, I found out I only get one stall. Can I get compensation since the Form B was wrong? You AskedAugust 2022Handling Requests for Legal OpinionsFebruary 2022		
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Depreciation Reports: Planning for The InevitableSeptember 2010Developer's Rental Disclosure, Rentals, and the Cost of HousingAugust 2018Do Family Rentals Trump Age Bylaws?May 2012Document Requests Under the Strata Property ActAugust 2021Electing Council Members - A Majority Vote Is Not RequiredNovember 2016Electrical Planning Reports for StratasFebruary 2022Electroic Filing of SPA Plans and Documents Now RequiredMay 2012Alberta Court Rules Against Emotional Support DogFebruary 2022Fines and Due Process - An Analysis of S.135February 2024Form BFebruary 2024The Form B I received before I purchased my condo says my unit has two perking stalls. After I moved in, I found out I only get one stall. Can I get compensation since the Form B was wrong? You AskedAugust 2022Handling Requests for Legal OpinionsFebruary 2024Here's Why Homeowners Shouldn't Rely on E-Voting for HOA ElectionsFebruary 2024How to Run a Strata Corporation in the Midst of a PandemicMay 2022Indemnity Agreements - When Can They Be Requested?June 2010Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2024Indemnity Agreements - Should the SPA allow for Medical Difficulties?February 2027Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2020Legislative Changes Needed - Your Page: Letters to VISOANovember 2021Letter - Stratas as a Fourth Level of GovernmentJanuary 2005	Common Property Registration in the Land Title Office	May 2016
Developer's Rental Disclosure, Rentals, and the Cost of HousingAugust 2018Do Family Rentals Trump Age Bylaws?May 2012Document Requests Under the Strata Property ActAugust 2021Electing Council Members - A Majority Vote Is Not RequiredNovember 2016Electrical Planning Reports for StratasFebruary 2022Electroic Filing of SPA Plans and Documents Now RequiredMay 2012Alberta Court Rules Against Emotional Support DogFebruary 2022Fines and Due Process - An Analysis of S.135February 2022Form BFebruary 2024The Form B I received before I purchased my condo says my unit has two perking stalls. After I moved in, I found out I only get one stall. Can I get compensation since the Form B was wrong? You AskedMay 2022Handling Requests for Legal OpinionsFebruary 2024Handling Requests for Legal OpinionsFebruary 2022I replaced my bedroom window because it was old. Does the strata have to reimburse me?August 2023Indemnity Agreements - When Can They Be Requested?June 2010Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2022Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2021Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2021Legislative Changes Needed - Your Page: Letters to VISOANovember 2022Letter - Stratas as a Fourth Level of GovernmentJanuary 2005	Depreciation Reports: One Strata's Experience	August 2012
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Electing Council Members - A Majority Vote Is Not RequiredNovember 2010Electrical Planning Reports for StratasFebruary 2024Electronic Filing of SPA Plans and Documents Now RequiredMay 2012Essential Strata Documents Needed for the Sale of a UnitMay 2020Alberta Court Rules Against Emotional Support DogFebruary 2020Fines and Due Process - An Analysis of S.135February 2020Form BFebruary 2020The Form B I received before I purchased my condo says my unit has two perking stalls. After I moved in, I found out I only get one stall. Can I get compensation since the Form B was wrong? You AskedAugust 2022Handling Requests for Legal OpinionsFebruary 2020Here's Why Homeowners Shouldn't Rely on E-Voting for HOA ElectionsFebruary 2020I replaced my bedroom window because it was old. Does the strata have to reimburse me?August 2022Indemnity Agreements - When Can They Be Requested?June 2010Is an owner with unpaid fines eligible to vote? - You AskedFebruary 2022Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2012Legislative Changes Needed - Your Page: Letters to VISOANovember 2012Letter - Stratas as a Fourth Level of GovernmentJanuary 2020	Do Family Rentals Trump Age Bylaws?	May 2012
Electrical Planning Reports for StratasFebruary 2024Electronic Filing of SPA Plans and Documents Now RequiredMay 2012Essential Strata Documents Needed for the Sale of a UnitMay 2012Alberta Court Rules Against Emotional Support DogFebruary 2020Fines and Due Process - An Analysis of S.135February 2021Form BFebruary 2022The Form B I received before I purchased my condo says my unit has two perking stalls. After I moved in, I found out I only get one stall. Can I get compensation since the Form B was wrong? You AskedMay 2022Handling Requests for Legal OpinionsFebruary 2022Here's Why Homeowners Shouldn't Rely on E-Voting for HOA ElectionsFebruary 2022I replaced my bedroom window because it was old. Does the strata have to reimburse me?May 2022Indemnity Agreements - When Can They Be Requested?June 2012Indemnity Agreements - Should the SPA allow for Medical Difficulties?February 2022Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2023Legislative Changes Needed - Your Page: Letters to VISOANovember 2023Letter - Stratas as a Fourth Level of GovernmentJanuary 2026	Document Requests Under the Strata Property Act	August 2021
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Fines and Due Process - An Analysis of S.135February 2017Form BFebruary 2024The Form B I received before I purchased my condo says my unit has two perking stalls. After I moved in, I found out I only get one stall. Can I get compensation since the Form B was wrong? You AskedMay 2023Form F and Money Owing – You AskedAugust 2022Handling Requests for Legal OpinionsFebruary 2024Here's Why Homeowners Shouldn't Rely on E-Voting for HOA ElectionsFebruary 2024How to Run a Strata Corporation in the Midst of a PandemicMay 2023I replaced my bedroom window because it was old. Does the strata have to reimburse me?June 2010Is an owner with unpaid fines eligible to vote? – You AskedFebruary 2022Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2023Legislative Changes Needed – Your Page: Letters to VISOANovember 2023Letter - Stratas as a Fourth Level of GovernmentJanuary 2003	Essential Strata Documents Needed for the Sale of a Unit	May 2020
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Is an owner with unpaid fines eligible to vote? – You Asked February 2021 The Law vs. Compassion – Should the SPA allow for Medical Difficulties? February 2020 Legal Issues for Buyers and Developers Of Pre-Sale Condos November 2009 Legislative Changes Needed – Your Page: Letters to VISOA November 2021 Letter - Stratas as a Fourth Level of Government January 2008		August 2023
The Law vs. Compassion – Should the SPA allow for Medical Difficulties?February 2020Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2009Legislative Changes Needed – Your Page: Letters to VISOANovember 2021Letter - Stratas as a Fourth Level of GovernmentJanuary 2008	Indemnity Agreements - When Can They Be Requested?	June 2010
Legal Issues for Buyers and Developers Of Pre-Sale CondosNovember 2009Legislative Changes Needed – Your Page: Letters to VISOANovember 2022Letter - Stratas as a Fourth Level of GovernmentJanuary 2008	Is an owner with unpaid fines eligible to vote? – You Asked	February 202
Legislative Changes Needed – Your Page: Letters to VISOANovember 2022Letter - Stratas as a Fourth Level of GovernmentJanuary 2008	The Law vs. Compassion – Should the SPA allow for Medical Difficulties?	February 2020
Letter - Stratas as a Fourth Level of GovernmentJanuary 2008	Legal Issues for Buyers and Developers Of Pre-Sale Condos	November 2009
•	Legislative Changes Needed – Your Page: Letters to VISOA	November 202
Letter to the Minister of Municipal Affairs and Housing May 2019	Letter - Stratas as a Fourth Level of Government	January 2008
	Letter to the Minister of Municipal Affairs and Housing	May 2019

Liens under the Strata Property Act	November 201
Making the Strata Property Act More Owner-Friendly	September 2008
Meeting Procedure Under the Strata Property Act	August 2016
My experience with reserve fund studies	February 2012
New Minimum Contribution to the CRF	November 2023
No Expurgation by Council of Name of Complainant from Correspondence if Sent to Respondent Under SPA ss. 35 & 36	November 2019
Our Depreciation Report Says We Need New Windows - Now What?	May 2017
Our townhouses have crawlspaces. Are they common property or part of the strata lot? – You Asked	November 2024
P.I.P.A. Guidelines and Strata Corporations	February 2010
Pilot program for Electric Vehicle Charging Saanich/Victoria	May 2016
Plugging into User Fees	May 2018
Preparing for a Tsunami of Small Stratas – President's message	November 2023
Preparing for the future: Depreciation Reports under the SPA	February 2012
Privacy Matters – OIPC Podcast helps stratas protect personal information	May 2020
Proposal Amendment to the Strata Property Act	November 2015
Proxy Farming – You Asked	November 202
Proxy Voting Explained	May 2012
RememberThink 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 202
Smoking and The Strata Corporation	June 2010
So You Want an Administrator? Two Opinions	November 201
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 200
Strata Legislation Then and Now	August 202
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
Condo Flooding Liability 101	August 2020
Copper Pipes Are Not Forever	November 2008
Depreciation Schedule Benefits – You Asked	January 2008
Dirty Dryer Vents #1 Cause of Household Fires	February 2013
"Do It Yourself" Maintenance Tasks – You Asked	February 2013
Do Stratas Need an Electrical Operating Permit?	August 2024
Don't Forget Your Roof	November 2011
Dryer Vents - Who Pays? – You Asked	August 2007
Gambling with Deferred Maintenance - Food for Thought	May 2015
Gas Fireplace Tips for Strata Owners	November 2023
Green Corner - An Accidental Binner	September 2010
Green Corner: Things Get Stormy Over Stormwater	February 2014
Healthy Strata Gardens: The Benefits of Mulch	August 2023
Heat Dome and Heat Pumps: Survey Results	May 2022
HOA Lawsuit, Deferred Maintenance Make These North Myrtle Beach Condos a Tough Sell (South Carolina)	November 2019
Home Renovation Tax Credit for Common Property	April 2009
How much should a council supervise contractors? – You Asked	August 2013
How Should We Handle Walkway Repairs?	September 2010
How to Choose the Perfect Paint Colour for your Home	May 2021
Is the Construction Management Approach Right for Your Strata?	May 2017
Is the Strata Responsible to Repaint? – You Asked	February 2022
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	February 2024
Maintenance of Gutters and Drainage Systems	May 2022
Money Down the Drain	May 2016
My experience with reserve fund studies	February 2012
Painting Exterior Stucco Surfaces	January 2008

Perimeter Drains - Maintenance is Essential! (Letter to Editor)	February 2014
Power Smart Changes	November 2012
Preparing for the future: Depreciation Reports under the SPA	February 2012
Preventative Maintenance - Who Is Responsible?	February 2010
Preventing Clothes Dryer Fires	November 2006
Repairing Common Property Without Permission – You Asked	June 2009
Risk Management - Vacation Time	April 2008
Re-Roof – Now or Later?	May 2021
Roofs and Gutters	November 2010
Saving Time and Money – Interior Painting and Maintenance Tips for Stratas	November 2021
Should We Employ an Owner as A Handyman?	June 2007
Strata Alert: Provincial Response to Strata Insurance Crisis	August 2020
Strata Maintenance Financing: A Viable Option for Funding Shortfalls	August 2013
Strata Property - Home or Investment? Part 1	April 2006
Strata Property - Home or Investment? Part 2	May 2006
Strata Strategies - Annual Maintenance Plans	February 2009
Strata Strategies - On My Soapbox	April 2009
Strata Strategies - On My Soapbox	February 2019
Strata Strategies #15 - Security and Safety	April 2007
The Challenges of Managing a Distressed Property	May 2020
The Green Corner - Spend Less on Water	June 2009
The Hydro Two-Step	April 2009
The Roof: Universal Common Property	June 2008
The Roof: Universal Common Property - Part 2	September 2008
The Strata Insurance Crisis	May 2020
The Ups and Downs of Elevator Replacement	November 2022
Top 5 Things Every Strata Should Know about Heat Pumps	February 2022
Two Court Cases Affecting BC Strata Owners	February 2015
Understanding WorkSafe in your Strata Corporation	May 2015
Understanding WorkSafeBC for Stratas	May 2022
Videos and Bulletins Offer Maintenance for Multi-Unit Buildings	August 2015
Water Issues	February 2011
Water-wise Lawns	August 2024
Waterwise Tips to Reduce Operating Costs	May 2025
We All Need Professional Help	November 2010
We All Need Professional Help	February 2019
We Can't Afford Not to Repair – Lessons from Surfside Towers	August 2021
What a Snow Job	November 2017
What is Council's Authority under SPA s.98 Emergency Repairs?	February 2018
	-

What Stratas Need to Know About Window Film	August 2022
What to Do About Cracks in the Floor – You Asked	May 2016
When Must the Strata Pay to Repair Damage to Strata Lot?	February 2009
Who is Responsible? A Condo Toilet Overflows	November 2020
Who is Responsible for Garage and Front Door Locks?	November 2018
Who is Responsible for Leak? – You Asked	May 2018
Who is Responsible for Owner-Installed Balcony Enclosures?	November 2016
Who is Responsible for Repairing Skylights?	November 2014
Who Pays for Water Damage in a Strata Lot?	May 2020
Who Pays for Water Extraction and Drying?	May 2025
Who pays for window replacements when mine are already done? – You Asked	August 2021
Who Pays for Windows?	August 2006
Who Pays for Unauthorized Inspections?	August 2011
Who Should Maintain Dryer Vents and Hot Water Tanks?	November 2014
Who to Consult for Remediation - Architect or an Engineer?	April 2008
Whose Pipe is it Anyway?	May 2021
Why Redo Depreciation Reports?	May 2012
Why Sign an Indemnity Agreement?	November 2014
Windows Are Not Clear	November 2009
Winterization of Dry Pipe Fire Sprinkler Systems	November 2022
You Have Your DR? Great! Now Where is Your Plan, MAM?	November 2014

Management Companies

Annual Audit by Property Manager – You Asked	February 2013
Can the Strata Property Manager Overrule the Council?	June 2008
Do You Need a Strata Manager?	November 2013
Essential Strata Documents Needed for the Sale of a Unit	May 2020
Hiring a Strata Manager – You Asked	May 2014
How to Run a Strata Corporation in the Midst of a Pandemic	May 2020
How Will RESA Affect Strata Management Contracts?	February 2006
Hutton Condominium Services Reprimanded	January 2008
Is Your Strata Agent the Final Authority?	May 2006
Island Strata Property Managers Disciplined	September 2008
Licensing of Strata Managers - Boon or Boondoggle?	November 2009
New Disclosure Form for Strata Management Companies	May 2021
Pitfalls in Strata Management Contracts	June 2007
RESA - The Cost of Management Services	April 2006
Selecting a Strata Management Company	May 2012
Service Agreement Deadline Extended	February 2007
Strata Managers - The Good, The Bad, the Ugly	August 2014

Strata Property Agents of BC (SPABC) Recent Developments	November 2011
Strata Service Contracts	August 2006
The Challenges of Managing a Distressed Property	May 2020
The New Strata Management Contract	November 2007
Understanding Your Strata Manager's Scope of Authority	August 2015
Use Same Lawyer as Management Company?	April 2008
VISOA vs The Strata Managers	February 2014
Why You Can't Find a Strata Property Manager	February 2022

Meetings

5	
Accentuating the Positive – President's Message	February 2021
An owner just sold his condo and the new owners will take possession a week before our upcoming AGM. Do we give the AGM notice to the current owner or to the purchasers? – You Asked	May 2025
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	November 2024
Can an executor vote at our upcoming AGM? – You Asked	February 2025
Can council meeting minutes be posted on a bulletin board in the lobby? – You Asked	February 2025
Can We Send Our AGM Notice By Email?	February 2023
Disruptive Owners at AGMs – What's a Strata to Do?	May 2020
Do we have to include a proxy form in an AGM notice package?	August 2024
Electronic Attendance at Strata Property Meetings (COVID – 19) Order	May 2020
From One State of Emergency to Another	August 2021
Hold on, Can We Vote Again?	November 2022
How to Certify Proxies	February 2025
How to Get a Matter on the AGM Agenda	November 2024
Is an owner with unpaid fines eligible to vote? – You Asked	February 2021
Is there a minimum number of people who have to show up to start our AGM? - – You Asked	May 2024
Lot 1 of our duplex strata has two owners and lot 2 has one owner. What's the quorum for meetings?	May 2023
Managing a Strata During a Pandemic	February 2021
Masks and Meetings: Survey Results	May 2022
Meeting Procedure Under the Strata Property Act	February 2020
New Guidance for Council Minutes	August 2021
Our Bylaws list the order of business at an AGM. What is new Business? – You Asked	February 2024
Proxy Farming – You Asked	November 2021
Should We Have Rules of Order in Our Bylaws? Which Ones?	August 2020
Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OK	November 2020

The First Council Meeting After an AGM	November 2024
The New Normal for In-person Meetings	August 2021
Webinars are the New Seminars	May 2020

Rentals/Short term Rentals

A Four Step Guide to Strata Evictions	February 2024
Short-term Rentals, Long-term Risks	February 2023
Airbnb (in Ontario) is Back! So Quickly Too!	August 2020
Can I use my strata lot for short-term rental accommodations?	August 2024
Can Stratas Ban or Regulate Short Term Type Rentals – You Asked	August 2019
Can We Charge Landlords a Fee and Require Them to Have a Professional Manage Their Rental Unit? – You Asked	February 2023
The Future of Short-Term Rentals in Stratas	November 2023
Guides for Notices to Owners & Tenants	February 2025
Is it Worth it to Buy a Condo in Canada Anymore? New Book Warns of Risk of Collapse	November 2019
Strata Change to Help Availability of Long-Term Rentals	August 2018
Strata Rentals Webinar Series for Landlords & Councils	August 2023
Tenants' Rights Under the Strata Property Act	February 2025
Will BC Eliminate Rental and Age Restriction Bylaws?	November 2022

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
Earthquake Preparedness – It Takes a Village	May 2025
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 toYour Strata Council?	February 2014
Appointing an Administrator Under the Strata Property Act	April 2009
Approving Annual Budget	September 2008
Are You Finding Council Meetings Frustrating?	May 2012
Buying A Condominium	February 2010
Can A Council Member Assign A Proxy for Council Meetings?	August 2011
Can Bylaws Restrict Council Membership?	November 2022
Can Government Actions That Involve Stratas Help the Rental Shortage?	February 2019
Can our strata have a bylaw that sets the term of council members as 2 years? - You Asked	February 2025
Can Strata Fee Increases Be Passed On To Tenants? - You Asked	May 2015
Can the Strata Agent (Manager) Chair the A.G.M.?	September 2010
Can Council Members Get Paid?	February 2021
Can the Strata Property Manager Overrule the Council?	June 2008
Cautionary Tales - (Reviewing Contracts)	May 2006
Chairing General Meetings	August 2006
Changes to Common Property	November 2016
Charging for Charging (Electric Car Plug-Ins)	September 2009
(Choosing Depreciation Report options) – You Asked	November 2013
City Stormwater Billing Policy vs Strata Property Act	February 2017

Civil Resolution Tribunal Update	May 2014
Civil Resolution Tribunal Update, January 2015	February 2015
Collecting Fines - What Are the Options?	January 2008
Collecting Unpaid Strata Fees	November 2010
Communicating with Difficult People AKA 'Strata Council Bullies'	November 2020
Community Association issueswhere did everything go?	August 2014
Condominium Authority of Ontario	August 2020
Condominium Law – Election of Council	November 2020
Council Member Code of Conduct	November 2022
Decision, Decisions, Decisionsat the Strata Council Level	August 2017
Defamation: Condos Must Protect the Reputation of Directors	August 2017
Dealing with Bullies – Some Lifelong Lessons	February 2020
Disruptive Owners at AGMs – What's a Strata to Do?	May 2020
Do You Know Where Your Reserve Funds Are Tonight?	September 2008
Do You Recognize Any of These People?	May 2011
Document Retention Guide	August 2011
Electing A Strata Council	September 2010
Election of Council (partial article, Pg. 6)	August 2019
Electing Council Members - A Majority Vote Is Not Required	November 2016
Electric Vehicles Are Here - Is Your Strata Ready?	November 2013
Essential Strata Documents Needed for the Sale of a Unit	May 2020
Fines and Due Process - An Analysis of S.135	February 2017
Form F and Money Owing – You Asked	August 2022
From Water-Waster to Water-Wise	May 2019
Getting Strata Information on the Web (Useful Websites)	April 2007
Ghost Council Members	February 2016
Google Mail for Stratas	November 2013
Guide Dogs and Service Animals in Strata Corporations	May 2015
HANDLING COMPLAINTS – You Asked	May 2019
Handling Nuisance Records Requests Under Section 36 SPA	November 2017
Home Renovation Tax Credit for Common Property	February 2010
How an Operating Cost Audit Can Lower Fees	June 2007
How Can We Fill Council Positions as Owners Age?	August 2011
How Does One Apply for An Administrator?	April 2009
How Many Details in Council Meeting Minutes?	August 2011
How much should a council supervise contractors? – You Asked	August 2013
How Tall is Your Fence?	November 2020
How to Communicate with Your Residents: Best Practices, Tips and Strategies	May 2016
How to Conduct a Council Hearing	February 2019

How to conduct a secret ballot?	August 2011
HOW TO ELECT A STRATA COUNCIL? - You Asked	May-2015
How to Get Fellow Councillors to Follow The SPA?	February 2017
How to Handle Hardship Rental Requests	November 2011
How to handle proxy appointment when the owner is present?	February 2014
How to Select Ideal HOA, Condo, Co-op Board Candidates	August-2019
How Well Does VISOA Take Care of its Members?	June 2009
Information - Misinformation - Disinformation	September 2010
Insist on Democracy	May 2011
Instruction Guides in Need of Updating	February 2010
Is It A Condominium or A Strata?	September 2009
Is It Legal to Solicit Proxies from Owners?	February 2007
Is Your Strata Agent the final Authority?	May 2006
Land Title Filings for Self-Managed Strata Corporations	May 2015
Land Title Searches of The Common Property	November 2010
Late Strata Fee Fines "Illegal"?	February 2011
Lessons Learned as A Strata Administrator	February 2009
Lessons We Have Learned	November 2011
Liens under the Strata Property Act	November 2011
Listen Up, Small Stratas	February 2013
Manager or Administrator? – You Asked	August 2012
Meeting Procedure Under the Strata Property Act	August 2016
Must Owners Provide a Key of Their Unit to Council? – You Asked	August 2012
My Year on Strata Council	September 2009
National Volunteer Week	April 2008
Nuts and Bolts of Strata Council	August 2011
Obtaining Access to Strata Corporation Documents	September 2008
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	November 2022
Parking in Strata Corporations	August 2012
Pet-Friendly Housing - A Guide to Strata Councils	November 2015
Privacy Matters - Use of Drones for Real Estate Listings	August 2017
Profiles of a Successful Strata Council	May 2012
Proxies for Council Meetings	February 2018
PTSD - Post Traumatic Strata Disorder	August 2016
Public Consultation on Complex Stratas	November 2016
Ramping Up Potential Costs for BC Strata Owners	September 2008
Realtor Documents	February 2010
Rentals to Family Members	February 2016
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Responsibilities of Strata Council	November 2007
Running Meetings - Q & A	November 2009
Safe and Secure - Tips for Managing your Online Strata Account	May 2015
Securing a Strata Council Email Account	May 2025
Should We Employ an Owner as a Handyman?	June 2007
Should We Have a Depreciation Report Done?	August 2011
Small Stratas - Big Problems	August 2011
So You're On Strata Council, Now What?	February 2010
Some Issues Surrounding the Rental of Strata Lots	February 2009
SPA Instruction Guides	November 2008
Strata - Document Retention Guide	February 2015
Strata Alphabet Soup	August 2013
Strata Alert: Take a Deep Breath. "Restricted Proxies" are still OK	November 2020
Strata Bullies - What to Do?	February 2016
Strata Corporations and the Good Samaritans Act	August 2014
Strata Corporations and The Human Rights Code	November 2008
Strata Council Authority and Responsibility	June 2010
Strata Council Meetings	April 2006
Strata Council Member Liability	May 2011
Strata Council Members' Statement of Principles	June 2010
Strata Councils Are Not Landlords	May 2006
Strata Councils: Too Few to Function	May 2025
Strata KeyBox - Innovation, Security, Safety & Security	June 2008
Strata Legislation Initiative: An Update	November 2008
Strata Management	June 2010
Strata Properties and Earthquake Insurance	August 2017
Strata Rentals - What are Your Thoughts?	August 2017
Strata Support Team at Work	February 2022
StrataDocs online - Victoria Real Estate Board	April 2008
Suggested Smoking Prohibition Bylaw	February 2017
Ten Reason to Mediate	August 2013
Ten reasons to get a strata website	February 2012
The Act says the strata has to keep minutes for 6 years. Are we supposed to destroy them after that?	August 2024
The Art of Compromise	August 2016
The Benefits of Periodic Bylaw Review	November 2017
The Changing of the Guard	May 2025
The CRT is Accepting Strata Claims for Early Intake	August 2016
The First Council Meeting After an AGM	November 2024
The Guided Pathway Approach to Justice	May 2015

Think before You Hit Send; Council Members, Managers and EmailsFebruary 2014Fink Before You SpeakNovember 2021Inoughts on Short-Term Vacation RentalsNovember 2016Fine Limits, Limitation PeriodsMay 2017Two Court Cases Affecting BC Strata OwnersFebruary 2015Jpdate: Handling Requests for Legal OpinionsMay 2024Jpdate: Handling Requests for Legal OpinionsMay 2024Jpdate on the Civil Resolution TribunalNovember 2014Jrban LegendsNovember 2018Jrban LegendsNovember 2018Jrban LegendsApril 2008Joldeo Surveillance by Owners Within Strata CorporationsAugust 2018Jrlson Poes 26% = 75%?February 2013Joting: When Does 26% = 75%?February 2019We All Need Professional HelpNovember 2010Weeding Through the Law: The Stoned, Cold Truth About Medical MarijuanaAugust 2017Walt Can You Ask of Your Strata Manager?May 2019What Can You Ask of Your Strata Manager?November 2010What Does It Mean to Be "Resident" In A Strata Lot?September 2009What tis Keeping People from Serving on their Community Association BoardsMay 2012Who Pays for Unauthorized Inspections?August 2017Who Pays for Unauthorized Inspections?August 2011Who Pays for Unauthorized Inspec		
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	Word of Mouth in the 21st Century	February 2018
Your AGM's Setting Counts - Member's Letter November 2006	Your AGM's Setting Counts - Member's Letter	November 2006

Strata Owners

3 Free Tools for Strata Property Information	August 2022
A Disaster Averted - A first-time home buyer's thank you to VISOA	February 2014

(About not enforcing bylaws and rules) – You Asked	November 2013
Access to Complaint Letters – You Asked	February 2018
BC Human Rights Tribunal Rules Strata Can't Ban Emotional Support Dog	August 2020
BC Recycling Regulation	August 2012
Buying A Condominium	February 2010
Cohousing - Strata Ownership with a Twist	April 2008
Condo Flooding Liability 101	August 2020
Condominium Authority of Ontario – A Model for BC to Follow?	August 2020
Court Costs in Canada – You Asked	August 2018
Dear Maclean's: Condo Hell?	August 2014
Disruptive Owners at AGMs – What's a Strata to Do?	May 2020
Do the Math – Condo Living is Not Cheap Living	February 2022
Do You Know What Air Bed & Breakfast Is?	May 2014
Do You Recognize Any of These People?	May 2011
Essential Strata Documents Needed for the Sale of a Unit	May 2020
From Water-Waster to Water-Wise	May 2019
Get It in Writing	June 2008
HANDLING COMPLAINTS – You Asked	May 2019
Harvey's Helpline Stories - A Typical Morning	August 2016
Home Renovation Tax Credit for Common Property	April 2009
How Much Can A Strata Raise Fees?	June 2010
How Much Do You About Stratas?	February 2019
How Well Does VISOA Take Care of its Members?	June 2009
Information - Misinformation - Disinformation	September 2010
Insist on Democracy	May 2011
Insurance Appraisals: Insuring Your Property to Value	February 2015
Introducing the Strata Forum	August 2017
Is It A Condominium or A Strata?	September 2009
Is the Helpline Confidential? – You Asked	February 2012
It's Buyer Beware in Phased Strata Plans	April 2008
Know Your Rights as a Strata Owner	November 2007
Land Use Contracts Terminating in 2024	August 2022
Legal Issues for Buyers and Developers Of Pre-Sale Condos	November 2009
Lessons Learned as A Strata Administrator	February 2009
Listen Up, Small Stratas	February 2013
Must a Strata Admit Census Takers?	May 2016
Must Owners Provide a Key of Their Unit to Council? – You Asked	August 2012
My Year on Strata Council	September 2009
Nanaimo Senior Wins Fight Against Strata for Physical Disability Discrimination	November 2020

National Volunteer Week	April 2008
Obtaining Access to Strata Corporation Documents	September 2008
Parking in Strata Corporations	August 2012
Pre-Sales: Is What You See What You Get:	May 2019
PTSD - Post Traumatic Strata Disorder	August 2016
Right to Examine The Strata Corporation's Monthly Bank Statement	April 2007
Resources for Frustrated Strata Owners	November 2010
Should Strata Owners Be Concerned About Title Fraud?	September 2008
Should You Buy an Old or New Strata Lot? President's Message	August 2022
Since 1973 (History of VISOA)	April 2009
Smoking and The Strata Corporation	June 2010
Some Issues Surrounding the Rental Of Strata Lots	February 2009
Speculation Tax on Unoccupied Strata Units	May 2022
Strata Alert: Canada is the Second Nation in the World to Legalize Marijuana	August 2018
Strata Alphabet Soup	August 2013
Strata Lot Purchaser's Sanity Test	February 2018
Strata Pre-Sale Risks and Buyer Rights	May 2024
Strata President is a Bully Who Manipulates and Intimidates Residents	August 2020
Strata Support Team at Work	February 2022
Stratas by the Numbers	May 2014
The Art of Compromise	August 2016
The CRT is Accepting Strata Claims for Early Intake	August 2016
Think before You Hit Send; Council Members, Managers and Emails	February 2014
Thoughts on Short-Term Vacation Rentals	November 2016
Urban Legends	November 2008
VISOA Publications Go Digital	February 2015
Welcome to My Strata Home	April 2010
What Do I Do When I Disagree with Council Decisions?	February 2009
What Does Your VISOA Board Do?	February 2016
What is CMHC?	August 2015
What is Keeping People from Serving on their Community Association Boards	May 2015
When Buying a Condo "Buyer Beware"When Selling a Condo "Seller Beware"	May 2014
Who Pays for Water Damage in a Strata Lot?	May 2020
Why Can't We Make Exceptions to the Act or Bylaws When One Owner Needs a Break? – You Asked	May 2020
Word of Mouth in the 21st Century	February 2018
Working for Properly Built Homes	November 2014

You Asked

You Asked: About the New "Form B"May 2014You Asked: About on tenforcing bylaws and rulesNovember 2013You Asked: Access to Complaint LettersFebruary 2018You Asked: An owner just sold his condo and the new owners will take possession a week before our upcoming AGM. Do we give the AGM notice to the current owner or to the purchasers?November 2024You 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?November 2024You Asked: Can council meeting minutes be posted on a bulletin board in the lobby?February 2016You Asked: Can council meeting minutes be posted on a bulletin board in the lobby?February 2025You Asked: Can surata have a bylaw that sets the term of council members as 2 years?February 2025You Asked: Can strata ban or regulate short term type rentals?August 2012You Asked: Can 1 file a CRT case against the owner above me?May 2022You Asked: Can 1 file a CRT case against the owner above me?May 2022You Asked: Can the strata fees be raised mid-year?November2024You Asked: Can the strata make me pay for repairs caused by a leaking strata pipe?May 2022You Asked: Can we ask owners to approve a special levy to cover an operating pipe?May 2022You Asked: Can We Charge Landlords a Fee and Require Them to Have a pipe?February 2023You Asked: Can We Sharde Montice by Email?February 2023You Asked: Can we prove to approve a special levy to cover an operating defict?May 2022You Asked: Can We Charge Landlords a Fee a		
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You Asked: Dryer Vents - Who Pays? August 2007	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 council has received noise complaints about a child crying for extended periods of time. Should council enforce the bylaws if the child has developmental challenges?	May 2025
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
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?	November 2022
	February 2015
You Asked: Real Estate Council - Interfering in our Strata's Books?	rebradiy 2013

You Asked: The Act says the strata has to keep minutes for 6 years. Are we supposed to destroy them after that?	August 2024
You Asked: The More Things Change	May 2018
You Asked: What are common assets?	November 2023
You Asked: What is a Small Dog?	August 2017
You Asked: What happens if we enforce the bylaw and we're wrong?	November 2023
You Asked: What to Do About Cracks in the Floor	May 2016
You Asked: Who decides what is reasonable?	November 2023
You Asked: Who is Responsible for Leak?	May 2018
You Asked: Who pays for window replacements when mine are already done?	August 2021
You Asked: Why Can't We Make Exceptions to the Act or Bylaws When One Owner Needs a Break?	May 2020