

## 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	EV Charging & Energy	Management Companies
Bylaws & Rules	Efficiency	Meetings
Civil Resolution Tribunal (CRT)	Finance	Rentals/Short term Rentals
Cohousing Projects	Insurance	Safety & Security
Conflict & Resolution	Leaky Condos	Strata Councils
Contracting	Legislation & PIPA	Strata Owners
Depreciation Reports	Legislation & SPA	You Asked
	Maintenance & Repairs	

## 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 Fines - What Are the Options?	January 2008
Collecting Strata Fees – Some Do’s and Don’ts	August 2020
Condominium Law – Election of Council	November 2020
Dealing with Hoarders in Stratas	August 2024
Deducting Fines from Strata Fee Payments	November 2007
Disruptive Owners at AGMs – What’s a Strata to Do?	May 2020
Enforcing Bylaws - Steps to Imposing a Fine	June 2007
Enforcing Parking Bylaws	April 2009
Get It in Writing	June 2008
Granting Exceptions or Exemptions to Bylaws – You Asked	May 2014
How to Run a Strata Corporation in the Midst of a Pandemic	May 2020
The Importance of Updating Strata Bylaws	May 2023
Is an owner with unpaid fines eligible to vote? – You Asked	February 2021
Is an Owners-only Rule Valid?	August 2021
Is Your Strata's Registered Address up to Date?	August 2019
The Law vs. Compassion – Should the SPA allow for Medical Difficulties?	February 2020
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 Asked	May 2025
Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do They Have to be Stored in Canada? - You Asked	November 2022
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
Pet Bylaw Enforcement	August 2006
Pet Bylaw Enforcement .... Again! - You Asked	February 2018
Pet Problems	May 2018
Plugging into User Fees	May 2018
President’s Message (About bylaws)	August 2025
Privacy Matters – OIPC Podcast helps stratas protect personal information...	May 2020
Restart: Pools, Gyms, Social Rooms and More	August 2021
Secretly Re-renting Condo on AirBnB Proves Costly for Toronto Tenant	November 2018
Should We Have Rules of Order in Our Bylaws? Which Ones?	August 2020
Smoking Bylaw Enforcement	November 2018
Strata Alert: Take a Deep Breath. “Restricted Proxies” are still OK	November 2020
Strata Bylaws: Single-Family Only?	February 2023
Strata Change to Help Availability of Long-Term Rentals	August 2018
Strata Corporations and Vaccine Passports	November 2021
Suggested Smoking Prohibition Bylaw	February 2017
The Benefits of Filing Consolidated Strata Bylaws	February 2022
The Matter of Fining A Strata Owner	June 2010

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
What kinds of home-based businesses are allowed in a condo?	November 2025
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
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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

<b>Depreciation Reports: Planning for The Inevitable</b>	<b>September 2010</b>
<b>Depreciation Schedule Benefits – You Asked</b>	<b>January 2008</b>
<b>Getting the Most from Your Depreciation Report</b>	<b>November 2012</b>
<b>How Depreciation Reports Can Help Manage the CRF</b>	<b>February 2018</b>
<b>Our bare land strata has just a small roadway, concrete curbing, lamp posts, mailboxes, and perimeter fencing. We obtained a depreciation report in 2014. Do we have to get another one? – You Asked</b>	<b>August 2025</b>
<b>Preparing for the future: Depreciation Reports under the SPA</b>	<b>February 2012</b>
<b>Qualified Persons to Write DRs and EPRs</b>	<b>November 2025</b>
<b>Sellers Take Note - Your Strata's DR is Important</b>	<b>November 2015</b>
<b>SPA Section 94 is now in force (Depreciation Reports &amp; Form B)</b>	<b>February 2012</b>
<b>The Strata Insurance Crisis</b>	<b>May 2020</b>
<b>Wave Goodbye to Waiving Depreciation Reports</b>	<b>May 2024</b>
<b>We have obtained our depreciation report. Do we need to file it with an organization? – You Asked</b>	<b>November 2025</b>
<b>When Should We Update Our Depreciation Report?</b>	<b>November 2015</b>
<b>Who Will Prepare Your Depreciation Report: Three Quotes</b>	<b>November 2012</b>
<b>Why Redo Depreciation Reports?</b>	<b>May 2012</b>
<b>You Have Your DR? Great! Now Where is Your Plan, MAM?</b>	<b>November 2014</b>

## **EV Charging & Energy Efficiency**

<b>Charging for Charging (Electric Car Plug-Ins)</b>	<b>September 2009</b>
<b>Cool News About Heat Pumps</b>	<b>November 2025</b>
<b>Electric Vehicles: News Updates for Stratas</b>	<b>November 2025</b>
<b>EV Charging Webinar Series</b>	<b>November 2021</b>
<b>EV Ready Rebates for Townhouse Stratas</b>	<b>November 2023</b>
<b>How to Receive and Sell Low Carbon Fuel Credits</b>	<b>May 2024</b>
<b>Low Carbon Fuel Credits for EV Charging</b>	<b>August 2023</b>
<b>New Legislation Makes it Easier to Install Electric Vehicle Charging in Stratas</b>	<b>May 2023</b>
<b>Visit VISOA at the Everything Electric Show</b>	<b>August 2025</b>

## **Finance**

<b>Allocating Expenses by Type of Strata Lot</b>	<b>February 2026</b>
<b>Annual Audit by Property Manager – You Asked</b>	<b>February 2013</b>
<b>Approving Annual Budget</b>	<b>September 2008</b>
<b>Are Two Signatures Enough at Coast Capital Savings?</b>	<b>April 2007</b>
<b>Assessing Townhouse Complexes for Shingling Roofs</b>	<b>February 2010</b>
<b>Banking and Investing for Strata Corporations</b>	<b>May 2012</b>
<b>BC Clean Buildings Tax Credit</b>	<b>August 2023</b>
<b>Breaking the Deadlock</b>	<b>February 2014</b>

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
Collecting Strata Fees – Some Do’s and Don’ts	August 2020
Cost for Copying Strata Records by Strata Agents	September 2009
CRD Recycling Subsidy Not Keeping Up with Fee Increases	November 2008
Creating a Viable Finding Plan	February 2013
Deducting Fines from Strata Fee Payments	November 2007
Depreciation Schedule Benefits	January 2008
Do We Need Only 25% of the Operating Budget in our CRF?	February 2022
Do You Know Where Your Reserve Funds Are Tonight?	September 2008
Dryer Vents - Who Pays?	August 2007
Enforcing Bylaws - Steps to Imposing a Fine	June 2007
Financial Planning for Strata Owners	February 2025
Financial Reporting for Stratas	November 2011
Follow the SPA and Save Money	September 2010
Gambling with Deferred Maintenance - Food for Thought	May 2015
Getting the Most from Your Depreciation Report	November 2012
HOA Lawsuit, Deferred Maintenance Make These North Myrtle Beach Condos a Tough Sell (South Carolina)	November 2019
Home Owner Grant Centralized	May 2021
Home Renovation Tax Credit for Common Property	February 2010
How an Operating Cost Audit Can Lower Fees	June 2007
How do we calculate the percentage of the special levy for each owner? Is rounding permitted? – You Asked	May 2024
How Much Financial Information Should We Give Out?	November 2015
How to Budget for Components That May Never Need Replacing	August 2015
How to Calculate Strata Fees	May 2023
How to Explain Our CRF Clearly?	November 2015
How to Register a Strata for a CRA Business Number	August 2024
How to Set Up Your Strata’s Annual Budget Today	February 2016
How You Manage Your Money: VISOA Survey Results	August 2012

<b>How Your Strata Can Save \$1,400 Or More Per Year</b>	<b>February 2011</b>
<b>HST And Strata Properties</b>	<b>February 2010</b>
<b>Income of Strata Corporations: How Not to Lose Tax-Exempt Status</b>	<b>November 2015</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>Left Over Special Levy Funds</b>	<b>November 2009</b>
<b>Loans to Strata Corporations</b>	<b>May 2017</b>
<b>My experience with reserve fund studies</b>	<b>February 2012</b>
<b>New Minimum Contribution to the CRF</b>	<b>November 2023</b>
<b>New Regulation 6.11 for Investment of Money in the Contingency Fund</b>	<b>May 2014</b>
<b>Our bank is asking for the strata's articles of incorporation. Where would we find these? – You Asked</b>	<b>August 2025</b>
<b>Pay to Examine Finance Records?</b>	<b>November 2008</b>
<b>Raiding the Honey Pot</b>	<b>November 2020</b>
<b>Ramping Up Potential Costs for BC Strata Owners</b>	<b>September 2008</b>
<b>Re-Roof – Now or Later?</b>	<b>May 2021</b>
<b>RESA - The Cost of Management Services</b>	<b>April 2006</b>
<b>Real Estate Council - Interfering in our Strata's Books? - You Asked</b>	<b>February 2015</b>
<b>Responsible investment of the Contingency Reserve Fund</b>	<b>February 2012</b>
<b>Right to Examine the Strata Corporation's Monthly Bank Statement</b>	<b>April 2007</b>
<b>Rising Insurance Rates</b>	<b>November 2020</b>
<b>Self-Insurance is an Option for Condo Owners</b>	<b>August 2020</b>
<b>Should Strata Corporations Plan to Borrow</b>	<b>February 2013</b>
<b>Small Claims Jurisdiction in Strata Matters</b>	<b>September 2008</b>
<b>Speculation Tax on Unoccupied Strata Units</b>	<b>May 2022</b>
<b>Strata Budgets and Fees (graphic)</b>	<b>November 2023</b>
<b>Strata Finances: Dealing with a Deficit</b>	<b>November 2023</b>
<b>Strata Insurance Rates are Rising</b>	<b>February 2020</b>
<b>Strata Maintenance Financing: A Viable Option for Funding Shortfalls</b>	<b>August 2013</b>
<b>The Challenges of Managing a Distressed Property</b>	<b>May 2020</b>
<b>The Curious Case of the Deficit Budget</b>	<b>February 2021</b>
<b>The Matter of Fining A Strata Owner</b>	<b>June 2010</b>
<b>The Payment of Expenses for the Civil Resolution Tribunal</b>	<b>May 2020</b>
<b>The Reserve Fund: Top Condo Feature to Sell Your Condo</b>	<b>November 2019</b>
<b>The Strata Insurance Crisis</b>	<b>May 2020</b>
<b>Two Court Cases Affecting BC Strata Owners</b>	<b>February 2015</b>
<b>What Are the Rules for Automatic Debits?</b>	<b>November 2014</b>
<b>What Are the Rules on Unapproved Expenditures?</b>	<b>November 2015</b>
<b>What Costs Can a Strata Corporation Recoup?</b>	<b>November 2007</b>

<b>What is the minimum amount the strata has to have in its contingency reserve fund? – You Asked</b>	<b>February 2026</b>
<b>When Can A Strata Claim for an Insurance Deductible?</b>	<b>August 2007</b>
<b>When Cheque Stubs are Not Enough</b>	<b>November 2006</b>
<b>When Must the Strata Pay to Repair Damage To Strata Lot?</b>	<b>February 2009</b>
<b>Who is Responsible for Repairing Skylights?</b>	<b>November 2014</b>
<b>Who Pays for Unauthorized Inspections?</b>	<b>August 2011</b>
<b>Who Pays for Water Damage in a Strata Lot?</b>	<b>May 2020</b>
<b>Who Pays for What? Strata Unit Owner or Strata Corp?</b>	<b>April 2007</b>
<b>Who Pays for Windows?</b>	<b>August 2006</b>
<b>Who Pays? (Overview Claire Page Seminar)</b>	<b>May 2011</b>
<b>Who Will Prepare Your Depreciation Report: Three Quotes</b>	<b>November 2012</b>
<b>Whose Pipe is it Anyway?</b>	<b>May 2021</b>
<b>Windows Are Not Clear</b>	<b>November 2009</b>

## **Insurance**

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

<b>Strata Council Member Liability</b>	<b>May 2011</b>
<b>Strata Insurance - A Lawyer's Perspective</b>	<b>May 2013</b>
<b>Strata Insurance Changes</b>	<b>May 2013</b>
<b>Strata Insurance Deductibles</b>	<b>August 2013</b>
<b>Strata Insurance Deductibles</b>	<b>November 2013</b>
<b>Strata Insurance Rates are Rising</b>	<b>February 2020</b>
<b>Strata Insurance Statistics</b>	<b>August 2023</b>
<b>Strata Unit Insurance – Turmoil in the Market</b>	<b>November 2022</b>
<b>The Challenges of Managing a Distressed Property</b>	<b>May 2020</b>
<b>The Strata Insurance Crisis</b>	<b>May 2020</b>
<b>The Three R's of Strata Insurance</b>	<b>May 2011</b>
<b>Understanding WorkSafe in your Strata Corporation</b>	<b>May 2015</b>
<b>What Should be Included in a Strata Insurance Policy?</b>	<b>November 2007</b>
<b>When Can A Strata Claim for an Insurance Deductible?</b>	<b>August 2007</b>
<b>Who Pays for Water Damage in a Strata Lot?</b>	<b>May 2020</b>
<b>Who is Responsible? A Condo Toilet Overflows</b>	<b>November 2020</b>
<b>Whose Pipe is it Anyway?</b>	<b>May 2021</b>

## **Leaky Condos**

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

## **Legislation & PIPA**

<b>Access to Complaint Letters – You Asked</b>	<b>August 2020</b>
<b>Doorbell Cameras &amp; Video Surveillance by Owners</b>	<b>August 2025</b>
<b>Guide Dogs and Service Animals in Strata Corporations</b>	<b>May 2015</b>
<b>I requested copies of correspondence between the strata and an owner. Can council redact sections? – You Asked</b>	<b>August 2025</b>
<b>Is the Strata Manager Correct?</b>	<b>April 2010</b>
<b>Privacy Matters – OIPC, SPA, and PIPA</b>	<b>May 2014</b>
<b>Privacy Matters – Do Strata documents have to be stored on Canadian Servers?</b>	<b>August 2014</b>
<b>Privacy Matters – Affects of PIPA on BC Strata Corporations</b>	<b>November 2014</b>
<b>Privacy Matters – How and when to make privacy breach complaints</b>	<b>August 2015</b>
<b>Privacy Matters – Three common questions</b>	<b>February 2017</b>
<b>Privacy Matters – Making motions, Electronic recordings, and Seeking approval</b>	<b>February 2018</b>
<b>Privacy Matters – OIPC Podcast helps stratas protect personal information...</b>	<b>May 2020</b>
<b>Privacy Matters – SECURITY CAMERAS</b>	<b>November 2015</b>
<b>Privacy Matters – Updated Privacy Guidance for Strata Corporations</b>	<b>February 2022</b>

<b>Strata Privacy Dispute: Tenant Loses Fight to Install Security Camera in Door Peephole</b>	<b>August 2020</b>
<b>Video Surveillance by Owners Within Strata Corporations</b>	<b>August 2018</b>

## **Legislation & SPA**

<b>A Trespass Case - (Suing for Injury to Common Property)</b>	<b>June 2009</b>
<b>About the New "Form B" – You Asked</b>	<b>May 2014</b>
<b>Access for Candidates and Canvassers</b>	<b>May 2021</b>
<b>Age Bylaws: 5 Things to Consider</b>	<b>February 2023</b>
<b>Amendments to Ontario's Condo Act</b>	<b>August 2015</b>
<b>Apathy &amp; Its Consequences</b>	<b>June 2008</b>
<b>B.C. Law Institute - Post-AGM Make-up Strata Fees</b>	<b>November 2018</b>
<b>BC Human Rights Tribunal Ruling - Strata Second Hand Smoke</b>	<b>February 2017</b>
<b>BC Law Institute Strata Property Law Project- Phase Two</b>	<b>February 2015</b>
<b>BC Strata Legislation Updates to Note</b>	<b>May 2013</b>
<b>BC Strata Properties - What the numbers tell us</b>	<b>February 2012</b>
<b>BCLI Consultation Paper on the Builders Lien Act</b>	<b>November 2019</b>
<b>Can a Proxy be Passed to a Second Person?</b>	<b>November 2018</b>
<b>Can Council Change Part of the Strata Lot to LCP?</b>	<b>May 2013</b>
<b>Can Government Actions That Involve Stratas Help the Rental Shortage?</b>	<b>February 2019</b>
<b>Can the strata council force me to send all communications to them by email?</b>	<b>August 2023</b>
<b>Can you explain when to use SPA section 71? – You Asked</b>	<b>November 2020</b>
<b>Changes to Common Property</b>	<b>November 2016</b>
<b>CHOA Regional Strata Advisory Committee</b>	<b>November 2006</b>
<b>Civil Resolution Tribunal Update</b>	<b>May 2017</b>
<b>Civil Resolution Tribunal Update</b>	<b>May 2014</b>
<b>Civil Resolution Tribunal Update - Summer 2015</b>	<b>August 2015</b>
<b>Civil Resolution Tribunal Update, January 2015</b>	<b>February 2015</b>
<b>Common Property Registration in the Land Title Office</b>	<b>May 2016</b>
<b>Depreciation Reports: One Strata's Experience</b>	<b>August 2012</b>
<b>Depreciation Reports: Planning for The Inevitable</b>	<b>September 2010</b>
<b>Developer's Rental Disclosure, Rentals, and the Cost of Housing</b>	<b>August 2018</b>
<b>Do Family Rentals Trump Age Bylaws?</b>	<b>May 2012</b>
<b>Document Requests Under the Strata Property Act</b>	<b>August 2021</b>
<b>Does council need anything in writing from a corporate owner naming their representative?</b>	<b>November 2025</b>
<b>Electing Council Members - A Majority Vote Is Not Required</b>	<b>November 2016</b>
<b>Electrical Planning Reports for Stratas</b>	<b>February 2024</b>
<b>Electronic Filing of SPA Plans and Documents Now Required</b>	<b>May 2012</b>

<b>Essential Strata Documents Needed for the Sale of a Unit</b>	<b>May 2020</b>
<b>Alberta Court Rules Against Emotional Support Dog</b>	<b>February 2020</b>
<b>Fines and Due Process - An Analysis of S.135</b>	<b>February 2017</b>
<b>Form B</b>	<b>February 2024</b>
<b>The 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 Asked</b>	<b>May 2023</b>
<b>Form F and Money Owing – You Asked</b>	<b>August 2022</b>
<b>Handling Requests for Legal Opinions</b>	<b>February 2024</b>
<b>Here’s Why Homeowners Shouldn’t Rely on E-Voting for HOA Elections</b>	<b>February 2020</b>
<b>How to Run a Strata Corporation in the Midst of a Pandemic</b>	<b>May 2020</b>
<b>I replaced my bedroom window because it was old. Does the strata have to reimburse me?</b>	<b>August 2023</b>
<b>Indemnity Agreements - When Can They Be Requested?</b>	<b>June 2010</b>
<b>Is an owner with unpaid fines eligible to vote? – You Asked</b>	<b>February 2021</b>
<b>The Law vs. Compassion – Should the SPA allow for Medical Difficulties?</b>	<b>February 2020</b>
<b>Legal Issues for Buyers and Developers Of Pre-Sale Condos</b>	<b>November 2009</b>
<b>Legislative Changes Needed – Your Page: Letters to VISOA</b>	<b>November 2021</b>
<b>Letter - Stratas as a Fourth Level of Government</b>	<b>January 2008</b>
<b>Letter to the Minister of Municipal Affairs and Housing</b>	<b>May 2019</b>
<b>Liens under the Strata Property Act</b>	<b>November 2011</b>
<b>Making the Strata Property Act More Owner-Friendly</b>	<b>September 2008</b>
<b>Meeting Procedure Under the Strata Property Act</b>	<b>August 2016</b>
<b>My experience with reserve fund studies</b>	<b>February 2012</b>
<b>New Minimum Contribution to the CRF</b>	<b>November 2023</b>
<b>No Expurgation by Council of Name of Complainant from Correspondence if Sent to Respondent Under SPA ss. 35 &amp; 36</b>	<b>November 2019</b>
<b>Our Depreciation Report Says We Need New Windows - Now What?</b>	<b>May 2017</b>
<b>Our townhouses have crawlspaces. Are they common property or part of the strata lot? – You Asked</b>	<b>November 2024</b>
<b>P.I.P.A. Guidelines and Strata Corporations</b>	<b>February 2010</b>
<b>Pilot program for Electric Vehicle Charging Saanich/Victoria</b>	<b>May 2016</b>
<b>Plugging into User Fees</b>	<b>May 2018</b>
<b>Preparing for a Tsunami of Small Stratas – President’s message</b>	<b>November 2023</b>
<b>Preparing for the future: Depreciation Reports under the SPA</b>	<b>February 2012</b>
<b>Privacy Matters – OIPC Podcast helps stratas protect personal information...</b>	<b>May 2020</b>
<b>Proposal Amendment to the Strata Property Act</b>	<b>November 2015</b>
<b>Proxy Farming – You Asked</b>	<b>November 2021</b>
<b>Proxy Voting Explained</b>	<b>May 2012</b>
<b>Remember...Think Before You Speak</b>	<b>November 2013</b>
<b>Rentals to Family Members</b>	<b>May 2019</b>

<b>Renters under the Strata Property Act</b>	<b>November 2012</b>
<b>Responsible investment of the Contingency Reserve Fund</b>	<b>February 2012</b>
<b>Service Dogs and Strata Corporations</b>	<b>May 2016</b>
<b>Should We Hire an Appraisal Company or an Engineer Company?</b>	<b>August 2012</b>
<b>Single Regulator for Real Estate</b>	<b>May 2021</b>
<b>Smoking and The Strata Corporation</b>	<b>June 2010</b>
<b>So You Want an Administrator? Two Opinions</b>	<b>November 2018</b>
<b>Solving Parking &amp; Locker Assignments</b>	<b>May 2019</b>
<b>SPA and Privacy Concerns</b>	<b>November 2006</b>
<b>SPA Legislation recap, 2023 – President’s Message</b>	<b>February 2024</b>
<b>SPA Section 94 is now in force (Depreciation Reports &amp; Form B)</b>	<b>February 2012</b>
<b>Strata Alert: Take a Deep Breath. “Restricted Proxies” are still OK</b>	<b>November 2020</b>
<b>Strata Corporations and the New Limitation Act</b>	<b>May 2013</b>
<b>Strata Developer Not Above the Small Claims Act</b>	<b>November 2010</b>
<b>Strata Legislation and Your MLA</b>	<b>January 2008</b>
<b>Strata Legislation Initiative: An Update</b>	<b>November 2008</b>
<b>Strata Legislation Review - Will It Happen?</b>	<b>February 2009</b>
<b>Strata Legislation Then and Now</b>	<b>August 2023</b>
<b>Strata Owners and BC Budget 2026</b>	<b>August 2025</b>
<b>Strata Property Act Amended</b>	<b>November 2009</b>
<b>Strata Property Act Amendments Bill - April 9, 2014</b>	<b>May 2014</b>
<b>Strata Property Amendment Act</b>	<b>April 2010</b>
<b>The Dummies Guide to the Strata Property Act</b>	<b>June 2009</b>
<b>The Matter of a Mailing Address</b>	<b>May 2019</b>
<b>The Payment of Expenses for the Civil Resolution Tribunal</b>	<b>May 2020</b>
<b>The Straight Goods on Strata Fees</b>	<b>May 2019</b>
<b>Unit Entitlement in Strata Corporations</b>	<b>February 2013</b>
<b>Update on the Civil Resolution Tribunal</b>	<b>May 2013</b>
<b>Urban Legends</b>	<b>August 2018</b>
<b>User Fees Under the Strata Property Act</b>	<b>May 2012</b>
<b>VISOA Comments on Ontario’s Condo Act</b>	<b>August 2015</b>
<b>VISOA Legislation Initiative Update</b>	<b>June 2008</b>
<b>Water, Water Everywhere and Who's to Blame</b>	<b>February 2013</b>
<b>What are common assets? – You asked</b>	<b>November 2023</b>
<b>What Does It Mean to Be "Resident" In A Strata Lot?</b>	<b>September 2009</b>
<b>What We Learn by Watching and Listening</b>	<b>February 2016</b>
<b>What’s the Deadline for Providing a Form B?</b>	<b>February 2022</b>
<b>Who decides what is reasonable? – You asked</b>	<b>November 2023</b>
<b>Who is Responsible for Owner-Installed Balcony Enclosures?</b>	<b>November 2016</b>

<b>Who Pays? (Overview Claire Page Seminar)</b>	<b>May 2011</b>
<b>Will BC Eliminate Rental and Age Restriction Bylaws?</b>	<b>November 2022</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>Why Redo Depreciation Reports?</b>	<b>May 2012</b>
<b>Will BC Eliminate Rental and Age Restriction Bylaws?</b>	<b>November 2022</b>
<b>Will the New “Dispute Resolution” Tribunals bring peace to Strata Land?</b>	<b>November 2011</b>
<b>What Strata Corporations Should Know About Telecommunications Agreements</b>	<b>August 2023</b>

## **Maintenance & Repairs**

<b>All Electrical Equipment Needs Maintenance</b>	<b>September 2010</b>
<b>Alterations - An Overview</b>	<b>August 2017</b>
<b>Annual Maintenance Part 1 - Administration</b>	<b>June 2007</b>
<b>Annual Maintenance Part 2 - Autumn</b>	<b>August 2007</b>
<b>Annual Maintenance Part 3- Winter</b>	<b>November 2007</b>
<b>Annual Maintenance Part 4 - Spring</b>	<b>January 2008</b>
<b>Are You Prepared for the Big One?</b>	<b>February 2007</b>
<b>Asbestos Abatement Licenses Now Required</b>	<b>February 2024</b>
<b>Assessing Townhouse Complexes for Shingling Roofs</b>	<b>February 2010</b>
<b>Bed Bugs Are Back</b>	<b>April 2009</b>
<b>Before Renovating, Be Aware of Asbestos</b>	<b>August 2022</b>
<b>Broken Windows Theory</b>	<b>November 2012</b>
<b>Building Plans and Drawings</b>	<b>February 2006</b>
<b>Can I Spend the Money?</b>	<b>November 2021</b>
<b>Can the strata make me pay for repairs caused by a leaking strata pipe? – You asked</b>	<b>August 2021</b>
<b>Can You Smell Your Neighbour's Laundry?</b>	<b>February 2022</b>
<b>Care and Maintenance of Your Water Distribution System</b>	<b>November 2016</b>
<b>Carrying Out Repairs</b>	<b>September 2010</b>
<b>Charging for Charging (Electric Car Plug-Ins)</b>	<b>September 2009</b>
<b>City Stormwater Billing Policy vs Strata Property Act</b>	<b>February 2017</b>
<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>The yards behind each of our strata lots are limited common property. Who's responsible for cutting the grass? – You Asked</b>	<b>August 2025</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>Waterwise Tips to Reduce Operating Costs</b>	<b>May 2025</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 maintenance and repair of a door lock on a door which provides entry to a strata unit from a common property hallway? – You Asked</b>	<b>February 2026</b>
<b>Who is Responsible for Owner-Installed Balcony Enclosures?</b>	<b>November 2016</b>
<b>Who is Responsible for Pest Control</b>	<b>November 2025</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 Water Extraction and Drying?</b>	<b>May 2025</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>
<b>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</b>	<b>May 2025</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	November 2024
At our 4-unit strata, owners usually just agree on fees and expenditures like insurance. We've never held council meetings. Do we have to? – You Asked	August 2025
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
We delivered the AGM notice packages but the venue is no longer available. Do we have to change the date of the AGM and give 20 days' notice again? – You Asked	February 2026
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
The condo I want to buy has bylaws that say rentals are not permitted. Are those bylaws still valid?	November 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
AI and Chat GPT: Cautionary Tales for Stratas	November 2025
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
Protect Your Information: Read the Fine Print	August 2025

<b>Protecting Fire Safety Equipment During Renos</b>	<b>February 2026</b>
<b>Strata Corporations and Vaccine Passports</b>	<b>November 2021</b>
<b>Strata Fire Safety and Savings</b>	<b>June 2009</b>
<b>Strata KeyBox - Innovation, Security, Safety &amp; Security</b>	<b>June 2008</b>
<b>Strata Privacy Dispute: Tenant Loses Fight to Install Security Camera in Door Peephole</b>	<b>August 2020</b>
<b>Strata Strategies #15 - Security and Safety</b>	<b>April 2007</b>
<b>StrataDocs online - Victoria Real Estate Board</b>	<b>April 2008</b>
<b>What is an Annual Fire Safety Inspection?</b>	<b>August 2023</b>
<b>What Stratas Need to Know About Radon Gas</b>	<b>May 2022</b>
<b>Who's Parking in Your Visitors Parking Stall?</b>	<b>August 2007</b>

## Strata Councils

<b>A Treasurer's Guide to Forms</b>	<b>November 2024</b>
<b>A Successful Strata Council</b>	<b>April 2007</b>
<b>Age Bylaws - What's New</b>	<b>August 2011</b>
<b>And the Academy Award goes to...Your Strata Council?</b>	<b>February 2014</b>
<b>Appointing an Administrator Under the <i>Strata Property Act</i></b>	<b>April 2009</b>
<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 our strata have a bylaw that sets the term of council members as 2 years? - You Asked</b>	<b>February 2025</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>Securing a Strata Council Email Account</b>	<b>May 2025</b>

<b>Should Strata Council Training Be Mandatory?</b>	<b>February 2026</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 Councils: Too Few to Function</b>	<b>May 2025</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 Changing of the Guard</b>	<b>May 2025</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>An owner's son is their power of attorney. Can he vote on resolutions at an AGM or SGM? – You Asked</b>	<b>February 2026</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>Helping Strata Owners Age in Place</b>	<b>August 2025</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>

## You Asked

You Asked: About the New "Form B"	May 2014
You Asked: About not enforcing bylaws and rules	November 2013
You Asked: Access to Complaint Letters	February 2018
You 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?	May 2025
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?	November 2024
You Asked: An owner's son is their power of attorney. Can he vote on resolutions at an AGM or SGM?	February 2026
You Asked: Annual Audit by Property Manager	February 2013
You Asked: At our 4-unit strata, owners usually just agree on fees and expenditures like insurance. We've never held council meetings. Do we have to?	August 2025
You Asked: Bylaw Complaints – is the complainant notified?	February 2016
You Asked: Can council meeting minutes be posted on a bulletin board in the lobby?	February 2025
You Asked: Can Fines Be Deducted from Strata Fee Payments?	February 2011
You Asked: Can our strata have a bylaw that sets the term of council members as 2 years?	February 2025
You Asked: Can stratas ban or regulate short term type rentals?	August 2019
You Asked: Can the strata council force me to send all communications to them by email?	August 2023
You Asked: Can I file a CRT case against the owner above me?	May 2022
You Asked: Can I Take a Council Member to the CRT?	August 2022
You Asked: Can council overturn a previous council's bylaw enforcement?	August 2021
You Asked: Can strata fees be raised mid-year?	November 2024
You Asked: Can the strata make me pay for repairs caused by a leaking strata pipe?	August 2021
You Asked: Can we ask owners to approve a special levy to cover an operating deficit?	May 2022
You Asked: Can We Charge Landlords a Fee and Require Them to Have a Professional Manage Their Rental Unit?	February 2023
You Asked: Can We Send our AGM Notice by Email?	February 2023
You Asked: Can you explain when to use SPA? Section 71?	November 2020
You Asked: (Choosing Depreciation Report options)	November 2013
You Asked: Court Costs in Canada	August 2018
You Asked: Depreciation Schedule Benefits	January 2008

<b>You Asked: "Do It Yourself" Maintenance Tasks</b>	<b>February 2013</b>
<b>You Asked: Do we have to include a proxy form in an AGM notice package?</b>	<b>August 2024</b>
<b>You Asked: Do We Need Only 25% of the Operating Budget in our CRF</b>	<b>February 2022</b>
<b>You Asked: Does council need anything in writing from a corporate owner naming their representative?</b>	<b>November 2025</b>
<b>You Asked: Does Owner Have to Pay Strata's Insurance Deductible?</b>	<b>February 2015</b>
<b>You Asked: Dryer Vents - Who Pays?</b>	<b>August 2007</b>
<b>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?</b>	<b>May 2023</b>
<b>You Asked: Form F and Money Owing</b>	<b>August 2022</b>
<b>You Asked: Granting Exceptions or Exemptions to Bylaws</b>	<b>May 2014</b>
<b>You Asked: Handling Complaints</b>	<b>May 2019</b>
<b>You Asked: Hiring a Strata Manager</b>	<b>May 2014</b>
<b>You Asked: How do we calculate the percentage of the special levy for each owner? Is rounding permitted?</b>	<b>May 2024</b>
<b>You Asked: How does a strata council deal with "difficult owners"?</b>	<b>August 2013</b>
<b>You Asked: How much should a council supervise contractors?</b>	<b>August 2013</b>
<b>You Asked: I replaced my bedroom window because it was old. Does the strata have to reimburse me?</b>	<b>August 2023</b>
<b>You Asked: I requested copies of correspondence between the strata and an owner. Can council redact sections?</b>	<b>August 2025</b>
<b>You Asked: Is an owner with unpaid fines eligible to vote?</b>	<b>February 2021</b>
<b>You Asked: Is the Helpline Confidential?</b>	<b>February 2012</b>
<b>You Asked: Is the strata responsible to repaint?</b>	<b>February 2022</b>
<b>You Asked: Is there a minimum number of people who have to show up to start our AGM?</b>	<b>May 2024</b>
<b>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?</b>	<b>February 2024</b>
<b>You Asked: Lot 1 of our duplex strata has two owners and Lot 2 has 1 owner. What's the quorum for meetings?</b>	<b>May 2023</b>
<b>You Asked: Manager or Administrator?</b>	<b>August 2012</b>
<b>You Asked: Must Owners Provide a Key of Their Unit to Council?</b>	<b>August 2012</b>
<b>You Asked: Our townhouses have crawlspaces. Are they common property or part of the strata lot?</b>	<b>November 2024</b>
<b>You Asked: Pet Bylaw Enforcement .... Again!</b>	<b>February 2018</b>
<b>You Asked: Proxy Farming</b>	<b>November 2021</b>
<b>You Asked: Our bank is asking for the strata's articles of incorporation. Where would we find these?</b>	<b>August 2025</b>

<b>You Asked: Our bare land strata has just a small roadway, concrete curbing, lamp posts, mailboxes, and perimeter fencing. We obtained a depreciation report in 2014. Do we have to get another one?</b>	<b>August 2025</b>
<b>You Asked: Our bylaws list the order of business at an AGM. What is new business?</b>	<b>February 2024</b>
<b>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?</b>	<b>May 2025</b>
<b>You Asked: Our Strata Council is Trying to Decide Where to Store Electronic Documents. Do they have to be Stored in Canada?</b>	<b>November 2022</b>
<b>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?</b>	<b>August 2023</b>
<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 condo I want to buy has bylaws that say rentals are not permitted. Are those bylaws still valid?</b>	<b>November 2025</b>
<b>You Asked: The More Things Change</b>	<b>May 2018</b>
<b>You Asked: The yards behind each of our strata lots are limited common property. Who's responsible for cutting the grass?</b>	<b>August 2025</b>
<b>You Asked: We delivered the AGM notice packages but the venue is no longer available. Do we have to change the date of the AGM and give 20 days' notice again?</b>	<b>February 2026</b>
<b>You Asked: We have obtained our depreciation report. Do we need to file it with an organization?</b>	<b>November 2025</b>
<b>You Asked: What are common assets?</b>	<b>November 2023</b>
<b>You Asked: What happens if we enforce the bylaw and we're wrong?</b>	<b>November 2023</b>
<b>You Asked: What is a Small Dog?</b>	<b>August 2017</b>
<b>You Asked: What is the minimum amount the strata has to have in its contingency reserve fund?</b>	<b>February 2026</b>
<b>You Asked: What kinds of home-based businesses are allowed in a condo?</b>	<b>November 2025</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 is responsible for maintenance and repair of a door lock on a door which provides entry to a strata unit from a common property hallway?</b>	<b>February 2026</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>