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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
The yards behind each of our strata lots are limited common property. Who's responsible for cutting the grass? – You Asked	August 2025
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 maintenance and repair of a door lock on a door which provides entry to a strata unit from a common property hallway? – You Asked	February 2026
Who is Responsible for Owner-Installed Balcony Enclosures?	November 2016
Who is Responsible for Pest Control	November 2025
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

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
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

Do Stratas Need a Fire Safety Plan and Director?	May 2026
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
Protecting Fire Safety Equipment During Renovations	February 2026
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
Supporting Residents with Dementia	May 2026
What is an Annual Fire Safety Inspection?	August 2023
What Stratas Need to Know About Radon Gas	May 2022
Who's Parking in Your Visitors Parking Stall?	August 2007

Strata Councils

A Treasurer's Guide to Forms	November 2024
A Successful Strata Council	April 2007
Age Bylaws - What's New	August 2011
And the Academy Award goes to...Your Strata Council?	February 2014
Appointing an Administrator Under the <i>Strata Property Act</i>	April 2009
Approving Annual Budget	September 2008
Are there protections in place for council members if we make a mistake? I sometimes feel completely out of my depth. – You asked	May 2026
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 issues...where 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, Decisions...at 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
I fear no one at our AGM will volunteer for council. Can we give an incentive like reduced strata fees or a monthly payment? – You asked	May 2026
Information - Misinformation - Disinformation	September 2010
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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
Renters under the Strata Property Act	February 2014
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 Strata Council Training Be Mandatory?	February 2026
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
The More Things Change – You Asked	May 2018
The Who-How-When-Where of Hiring a Strata Manager	May 2014
Think before You Hit Send; Council Members, Managers and Emails	February 2014
Think Before You Speak	November 2021
Thoughts on Short-Term Vacation Rentals	November 2016
Time Limits, Limitation Periods	May 2017
Two Court Cases Affecting BC Strata Owners	February 2015
Update: Handling Requests for Legal Opinions	May 2024
Update on the Civil Resolution Tribunal	November 2014
Urban Legends	November 2008
Use Same Lawyer as Management Company?	April 2008
Video Surveillance by Owners Within Strata Corporations	August 2018
VISOA' First Workshop Program	February 2013
Voting: When Does 26% = 75%?	February 2009
We All Need Professional Help	November 2010
Weeding Through the Law: The Stoned, Cold Truth About Medical Marijuana	August 2017
Welcome to Prickly Terraces (Minutes)	November 2013
What Are the Rules for Automatic Debits?	November 2014
What Can You Ask of Your Strata Manager?	May 2019
What Costs Can a Strata Corporation Recoup?	November 2007
What Does It Mean to Be "Resident" In A Strata Lot?	September 2009
What is Keeping People from Serving on their Community Association Boards	May 2015
What to Do About Pot Smoking Neighbours?	November 2014
When All Else Fails...Call the Administrator!	May 2017

Who Can Be a Council Member?	May 2022
Who Pays for Unauthorized Inspections?	August 2011
Who Pays for What? Strata Unit Owner or Strata Corp?	April 2007
Who Pays? (Overview Claire Page Seminar)	May 2011
Why aren't calendar days the same as legal days?	November 2012
Why Every Strata Needs an Online Storage Solution for its Records and Documents	November 2014
Why Have A Strata Website?	February 2011
Why Sign an Indemnity Agreement?	November 2014
Will the New "Dispute Resolution" Tribunals bring peace to Strata Land?	November 2011
Word of Mouth in the 21st Century	February 2018
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
An owner's son is their power of attorney. Can he vote on resolutions at an AGM or SGM? – You Asked	February 2026
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
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Harvey's Helpline Stories - A Typical Morning	August 2016
Helping Strata Owners Age in Place	August 2025
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
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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
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The CRT is Accepting Strata Claims for Early Intake	August 2016
Think before You Hit Send; Council Members, Managers and Emails	February 2014
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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
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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 2014
You Asked: About not enforcing bylaws and rules	November 2013
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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
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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
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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
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You Asked: Do We Need Only 25% of the Operating Budget in our CRF	February 2022
You Asked: Does council need anything in writing from a corporate owner naming their representative?	November 2025
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
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You Asked: Granting Exceptions or Exemptions to Bylaws	May 2014
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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 fear no one at our AGM will volunteer for council. Can we give an incentive like reduced strata fees or a monthly payment?	May 2026
You Asked: I replaced my bedroom window because it was old. Does the strata have to reimburse me?	August 2023

You Asked: I requested copies of correspondence between the strata and an owner. Can council redact sections?	August 2025
You Asked: Is an owner with unpaid fines eligible to vote?	February 2021
You Asked: Is the Helpline Confidential?	February 2012
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You Asked: It's been 6 months and an owner hasn't paid their fines. Can the strata charge interest?	May 2026
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
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You Asked: Our strata has a bylaw setting the minimum age at 55. Can our strata bylaws ban rentals?	May 2026
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 bank is asking for the strata's articles of incorporation. Where would we find these?	August 2025
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?	August 2025
You Asked: Our bylaws list the order of business at an AGM. What is new business?	February 2024
You Asked: Our bylaws use the word indemnify in the sections about alterations, towing vehicles, and insurance. What does indemnify mean?	May 2026
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
You Asked: Real Estate Council - Interfering in our Strata's Books?	February 2015
You Asked: Repairing Common Property Without Permission	June 2009

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 condo I want to buy has bylaws that say rentals are not permitted. Are those bylaws still valid?	November 2025
You Asked: The More Things Change	May 2018
You Asked: The yards behind each of our strata lots are limited common property. Who's responsible for cutting the grass?	August 2025
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?	February 2026
You Asked: We have obtained our depreciation report. Do we need to file it with an organization?	November 2025
You Asked: What are common assets?	November 2023
You Asked: What happens if we enforce the bylaw and we're wrong?	November 2023
You Asked: What is a limitation period? Does it apply to all CRT claims?	August 2026
You Asked: What is a Small Dog?	August 2017
You Asked: What is the minimum amount the strata has to have in its contingency reserve fund?	February 2026
You Asked: What kinds of home-based businesses are allowed in a condo?	November 2025
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 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?	February 2026
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