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## Strata Living

Headline: The Form B Information Certificate has changed!

Topics: Forms

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**Dear Tony:** We put an offer in on a condo two weeks ago and requested a Form B Information Certificate. The strata we are looking at was built in 2008, and they have a rental bylaw that limits the number of rentals to 10 at any time, but the Form B shows there are 17 units currently rented out. Does this mean the strata corporation is not enforcing their rental bylaw? We are interested in the building as a retirement option, but would probably want to rent our unit for the next two years. We also noticed the Form does not indicate any claims that relate the Civil Resolution Tribunal, but we have been told by the seller there is an owner who has commenced a claim. It appears the form is not current.

*Cliff Rogers*

**Dear Cliff:** When the amendments to the *Strata Property Act* came into effect that enacted the Civil Resolution Tribunal, several sections of the legislation were amended, including the section that creates the conditions for the Form B. The Form B Information Certificate is essential for buyers who want an overview of the business of a strata corporation. The forms indicates parking allocations, storage lockers, rentals, whether the unit is responsible for an alteration agreements, outstanding levies, bylaw amendments, whether the strata is a party to any court, tribunal or arbitration proceedings or any judgements against the strata corporation, current financial information including projected deficits and work orders issued to the strata. In addition the form must attach the rules of the strata, the current budget, the owner developer's rental disclosure if filed, and the most recent depreciation report. Even though a strata may limit the number of rentals, there are still three categories of exemptions. They are family members which are children or parents of you or your spouse, hardship exemptions or owner developer rental disclosure

exemptions. The section of the form relating to rentals is a representation of all the units rented. Whether a strata rental is permitted under the bylaws, or an exemption, landlords are still required to provide a Form K, notice of tenant's responsibilities to the strata corporation. For updated versions of any BC legislation go to [www.bclaws.ca](http://www.bclaws.ca).