

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-007

Condo Smarts

Headline: Strata Claus to rescue

Topic: Hardship

Publication date: December 20, 2002

Publication: The Province

Written by: Tony Gioventu

Yes, folks, there is a Strata Claus. Occasionally condo dwellers come through with some amazing goodwill for their neighbours.

During last year's lengthy transit strike, many transit workers were in serious financial hardship and ran the risk of losing their condos and townhouses.

One strata corporation housed several of these cash-strapped workers. Complicating the issue was the strata's undertaking to perform some major summer repairs. The strata already had entered into the contracts and paid the deposits for the work to be done.

Enter the Strata Claus. Several owners in this strata community, unwilling to see their neighbours suffer, rallied around the affected families. Until the strike was over, they collected enough money from all the townhouses to cover the shortfalls, strata fees and mortgages. This not only allowed that strata to keep functioning properly but took a huge amount of financial stress off the workers, who began repaying the funds as soon as they returned to work.

Strata Law: While strata communities are often troubled, there are those that present a remarkable example of the best of strata living. There is no strata law to force people to behave

that good neighbours, but such behaviour almost always results in an enriched community. This was one of those rare and excellent examples.

In general, hardship is a concern that many owners face because of job loss, strikes, family crisis, illness and unanticipated circumstances and rarely are neighbours so selfless. On successful application to the strata corporation and consent of the council, owners may rent their strata units under hardship circumstances. Owners wishing to make such an application should do so in writing to the strata council, and the council must respond in a limited period of time under reasonable circumstances.

For more information on CHOA resources and benefits visit www.choa.bc.ca
or contact the office at 1-877-353-2462 or email office@choa.bc.ca.

No part of this publication may be reproduced without the prior written permission of CHOA

This publication contains general information only and is not intended as legal advice. Use of this publication is at your own risk. CHOA will not be liable to you or any other person for any loss or damage arising from, connected with or relating to the use of this publication or any information contained herein by you or any other person.