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. The 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.