

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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## Condo Smarts

Headline: Landlord on the hook for tenant fines

Topic: Landlords, tenants and bylaws

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The previous column on rentals generated hundreds of emails concerning rental bylaws in stratas. The most frequently asked question was about fines and who pays them.

The recent incident involved a dog in a building where the strata bylaws prohibit pets. The tenant was advised before she moved in that the strata prohibited dogs. She did, however move in with an aggressive dog that generated 14 noise complaints on her first night in the building. The council immediately called the owner and tenant and provided written notice of the dog bylaw. The fine was \$50 per week. The tenant agreed to remove the pet. After four months, the dog was still there and the fines had mounted to \$850.00. The tenant simply moved out one night without paying the fines or giving notice.

**Strata Law:** Bylaws prohibiting or restricting pets apply to tenants as well as owners. In addition to the Residential Tenancy Act, tenants renting in strata units must also comply with the Strata Property Act and bylaws of the corporation. The landlord or owner must give a copy of the current bylaws and rules of the strata to the tenant and have that person sign a Form K. The strata may collect fines from the tenant or the owner/landlord.

**Tips:** Landlords and tenant should review the rental agreement to insure they fully understand the terms and conditions. When a tenant generates fines and is delinquent on paying, he or she still owes the landlord/owner.

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