

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

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Homeowners across the province are once again engaged in the spring ritual of pest control.

While some owners attempt to resolve the matters on their own, strata corporations should be seeking professional advice on animal and insect control. Consider that most invasions start through the common property and it's the common property and assets of the building that are damaged, it naturally follows that it is the strata corporation's responsibility to deal with the pests and pay for the costs.

Strata Law: The strata is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the owners.

Tips: An effective prevention program will be much cheaper and far more effective than waiting until hornets are vibrating in the walls, rats have infested attics and crawlspaces, or carpenter ants are consuming the framing at a wall a day - not to mention the dramatic injuries that can occur. One townhouse owner – wearing a football helmet, welding gloves and a can of bear spray – recently tried to tackle a raccoon but ended up with five stitches in his face and mauled fingers and a dose of his own bear spray.

When considering pest control, consult with a professional who can provide guidance on what attracts the pests and what are their deterrents. Building defects, poor maintenance, missing screens or vent covers, landscaping features that harbour animals and rodents, owner behaviour such as keeping bird feeders, improperly sealed composters, not disposing of animal waste, and improperly storing food products can all attract animals and insects. Not only will you reduce the costs of damages, but you will also reduce the use of chemicals, and not place wild animals in a situation where they may also be at risk.

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