

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

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A downtown Vancouver strata corporation has a bylaw that prohibits entry of people who intend to solicit or canvas for fund raising. One constituent recently asked her strata council if a local candidate could visit the building to canvas door to door. The council denied the request, citing the bylaw.

Strata Law: Bylaws must comply with all other enactment's of law. Section 81 of the Canada Elections Act prevails over the strata's bylaws.

Section 81. (1) No person who is in control of an apartment building, condominium building or other multiple residence building may prevent a candidate or his or her representative, between 9:00 a.m. and 9:00 p.m., from (a) in the case of an apartment building or condominium building, canvassing at the doors to the apartments or units, as the case may be; or (b) campaigning in a common area in the multiple residence.

Hence, the council had no right to refuse access to the local candidate.

Tips: Identifying a contact person in the building for candidates can ease the confusion of access and periods of access and avoid unnecessary disruptions to the residents.

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