

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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## Condo Smarts

Headline: Election-sign angst can be avoided

Topic: Election signage

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Many strata corporations have bylaws that prohibit the display or posting of any signs, including the display of signs from a strata lot, common property or limited common property. However, when election time rolls around, the phones ring off the wall. Owners are being told they cannot place election signs in their windows, no signs on the common property, no signs on balconies and no signs in car windows in parking lots. But along comes the Canada Elections Act, and the bylaws of the strata corporation are limited by the provisions of the legislation.

*Canada Elections Act 322. (1) No landlord or person acting on their behalf may prohibit a tenant from displaying election advertising posters on the premises to which the lease relates and no condominium corporation or any of its agents may prohibit the owner of a condominium unit from displaying election advertising posters on the premises of his or her unit.*

### *Permitted restrictions*

*(2) Despite subsection (1), a landlord, person, condominium corporation or agent referred to in that subsection may set reasonable conditions relating to the size or type of election advertising posters that may be displayed on the premises and may prohibit the display of election advertising posters in common areas of the building in which the premises are found.*

**Tips:** To avoid the disputes and competition of who's sign is bigger, strata corporations have great success in requesting their owners limit their election signs to specific sizes and locations. The bylaws may limit or prohibit size, type and location on common areas.

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