

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-113

## Condo Smarts

Headline: A notice avoids embarrassment

Topic: Maintenance notices

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One high-rise owner was literally caught with her bloomers down last week, when a service technician inspecting window caulking appeared outside her unit. Much to the technician's surprise, the owner's blinds were open and he had a full view. The embarrassed strata council had not posted notices in the elevators regarding building inspections. The council received a complaint from the owner in question, plus calls from other owners curious about what had transpired and how they might be affected.

outweighs the humiliation and hassle that may follow, and helps make strata life more comfortable and trouble-free for all.

**Strata Law:** Although privacy and security of owners are fundamental in daily strata living, the act does not address the matter of access from the exterior. It does address other privacy issue. The standard bylaws require that the strata corporation must give 48 hours written notice to enter a strata lot to for the purposes of inspection, maintenance or repair. If technicians require deck and strata lot access, written notice is required. The strata may enter without notice in the case of an emergency.

**Tips:** In this case, common sense would have saved the day. It would have been easier posting a notice than responding to all of the calls and jeopardizing an owner's privacy. Buildings frequently have service technicians maintaining the envelope and cleaning windows, but someone has to let owners know. Notification

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