

Condo Smarts

Headline: This dog's luck ran out

Topic: Pets

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In 1995, a Burnaby strata adopted a bylaw that no longer allowed pets. Jane Doe, a tenant at the time the bylaw had passed, had a 15-year-old Jack Russell terrier named Lucky. Miraculously, last Wednesday, on his 25th birthday (making him 175 in dog years), Lucky was witnessed leaping from the elevator and chasing a toy rat down the hallway. The council, wanting to be fair, never questioned Lucky, although on closer inspection it was evident that Lucky had not only apparently reversed the aging process but was not quite the same colour as he had been in his earlier years. Clearly, he was a different dog. After some discussion with council the tenant has decided to find a new home which welcomes the new Lucky.

Strata Law: When they discovered Lucky's owner's ruse, the strata would have been within its rights to levy a fine. Tenants, like any other residents, must comply with the bylaws and rules. Pets living with residents when new no-pet bylaws are passed are exempt from the new no-pet bylaw and permitted to remain until either the resident moved or the pet passed on - but new pets are not allowed.

Tips: Gratifying though strata life may be, the ship of good feelings often runs aground on the rocky issue of pets. For this reason, many stratas have pet bylaws in place. If pet owners are less than vigilant about sticking to the rules, new bylaws allowing pets are often voted in, making decisions for pet-lovers even more difficult.

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