

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-148

Condo Smarts

Headline: We like the work council does except for one thing

Topic: Rentals

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Dear Condo Smarts: We are fortunate to live in a very well run strata corporation. Maintenance is always performed, budgets have always been balanced and we have few disputes. One issue, however, is the growing refusal of our strata council to put a bylaw on the agenda that limits the number of rentals. It seems that most of the owners want to limit rentals, but the president, who rents his unit, refuses. We like the work the council does, but feel the owners are being manipulated for the president's personal needs. Is there a simple solution?

- *Theresa S. in Richmond.*

The strata should seek legal counsel on the proper wording of a rental bylaw, and several free bulletins on bylaw amendments and rentals are available by contacting the CHOA office.

Do all the research and proper wording before the notice for the AGM is issued, so you can submit your petition at any time during the year.

Dear Theresa: The strata act has been designed so that a group of owners can always demand a resolution be placed on the agenda, without the influence of council.

Twenty-five per cent of your owners, for example, can easily sign a petition demanding a resolution be added to the AGM agenda regarding amending the rental bylaw. (Of course the amendment would require being passed by a three-quarter vote of the members present at the AGM.)

The exact wording of a rental bylaw that has been properly drafted should also be included with that petition, to make certain it will be an enforceable bylaw. Petitions for resolutions can be helpful, but items such as bylaw amendments, especially limitations of rentals, can be technically complex.

For more information on CHOA resources and benefits visit www.choa.bc.ca
or contact the office at 1-877-353-2462 or email office@choa.bc.ca.

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