

Condominium Home Owners' Association

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Bulletin: 300-208

Condo Smarts

Headline: What do we do with these unwanted pets?

Topic: Christmas Tips

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Dear Condo Smarts: Our building has a bylaw that says no pets.

Last year for Christmas, several families bought cats or dogs for their children. Now we have 3 cats and 2 dogs. It's not that I don't like pets, but we as owners are constantly dealing with messes in the common areas, and the smell.

We're supposed to be a building with no pets, but now we have pets and most owners don't want them. Council said they were ok, but they're not. So what do we do?

- *Monica in Port Moody*

Dear Monica: The bylaws that says no pets, means no pets.

Strata councils often make the wrong assumption that they can exempt owners from bylaws for a variety of reasons.

Your owners now have a complication on their hands and should start with the council enforcing the bylaws and seeking legal counsel on where to go next, especially considering the council gave permission.

If any of the council are the pet owners themselves, they need to remove themselves from council while the bylaw enforcement process is conducted.

This leads to the greater problems with not just Christmas but all the hazards and the hangovers of holidays.

Gift giving in a strata can be a curse. Something I've dubbed "Yes, Virginia there is a Strata Clause (Probably against whatever you're giving.)"

Don't buy pets, hot tubs, satellite dishes, barbeques or scooters for your beloved unless you know they can have them first. That new puppy on Christmas day will be a heart breaker when the family discovers there are no pets permitted.

Hot Tubs require space that can support the weight, electrical service/gas and a drainage area.

Satellite dishes are often prohibited, and frequently only certain types of barbeques are permitted. And where will the new Vespa be parked?

What seems like a great idea on the surface to most owners is often plagued with perils below.

Disasters in the making

- Deep frying turkeys (or almost anything for that matter on your balconies)
- Rewiring the common-area electrical to power your own seasonal lights.
- Shovelling heavy snow off flat-roof areas with a sharp blade.
- Nailing and screwing lights and ornaments onto the building.
- Using real candles on the Christmas tree and abandon the candles on the Christmas table
- Burning off the Christmas wrap in the fireplace – especially if it is a gas fireplace.
- Serving spiked eggnog to the building owners and their children on Christmas Eve.
- Using concrete mix to cover walks when you run out of salt.
- Catapulting your spent Christmas tree from the seventh floor on New Year's Day.

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