

# Condominium Home Owners' Association

Serving BC's Strata Property Owners since 1976

Bulletin: 300-242

## Condo Smarts

Headline: Porn Invasion

Topic: Prostitution

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*This is the fourth in a series about the six notorious "p's" of strata living: pets, people, parking, prostitution, polls and pot.*

**Dear Condo Smarts:** I am on the strata council of a Vancouver area highrise. We are being faced with a constant parade of complaints from our residents that all relate to one suite.

The situation is rather awkward and we are hoping you could help us with your weekly column. The complaints all stem from one strata lot that is currently being used by its owner for the purpose of filming adult porn movies.

There are constant visitors, "actors", staff and technical crew coming and going from the suite. The elevator is frequently being blocked open on one floor, and there are many embarrassed noise complaints.

Our building now has a reputation and owners are having a difficult time selling their homes. We're not trying to be the morality police, but how do we get them out and keep them out?

*-Jenny*

**Dear Jenny:** Filming adult movies may not be breaking any laws, but there may be many of your bylaws that you could be enforcing, like noise or nuisance bylaws for example .

Try to remove the nature of the filming and treat it like any type of movie be filmed.

Your bylaws may limit or restrict the types of business that can be conducted in your building and take into account their impact, such as: additional insurance liability requirements, zoning restrictions, noise and common area use limitations.

Apply a bit of logic to your residential situation. Would a unit on your 8th floor be able to legally operate a grocery or pharmacy? Would you want a recycling depot on the 3rd floor, or a restaurant in the penthouse?

If you have well written bylaws that deal with business operations in residential units, you will also have the proper tools to step in when there is a real crisis. Bylaws can also be enforced through the courts if you have uncooperative owners.

*Next week: Pools*

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