

Strata Living

Headline: Move in Costs

Topic: Buying

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Dear Tony: I moved into my condo on January 20th. I had arranged for the elevator for the move, the installation of the padding, and everything appeared to have gone off without a hitch. I received a notice of damages from the strata council this week advising of damages to the front door by my movers. Included was the invoice for the repairs to the mounting and hinges of \$425. I also received a bill for moving in to the building for \$100.00. Does the strata council have the authority to simply send a bill to an owner with a claim of damages? I contacted my moving company and there was no indication to them from the building manager of any claims or damages at the end of the move and when I returned the key and pads nothing was mentioned.

Jeff M. Langley

Dear Jeff: Claims of damages would be similar as a claim of an alleged bylaw violation and in many scenarios, including yours, which is a registered bylaw of the strata corporation. Before a strata may impose a penalty or claim they are required to provide you with the particulars of the claim in writing and you are entitled to a hearing or to respond in writing to verify or dispute the claim. Request a copy of the information to determine if the claim is valid. The particulars will include the date and time of the alleged claim, any witnesses, and any evidence of the claim, including any cctv

recordings from the lobby entry cameras. If the result is the movers did cause damages, then as the owner of the strata lot you will be responsible for the costs. As the owner of the strata lot, you are responsible for any bylaw violations or damages caused by you, your tenants/residents, visitors, employees or contractors.

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