
Strata Living

Headline: Who has an additional vote if there is a tie?

Topics: Voting

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Written by: Tony Gioventu

Dear Tony: Who holds the additional ballot to break a tie at either a council meeting or a general meeting? On a number of occasions this year our council of 6 was split 3-3 on issues and the president of the council broker the tie. The same issue came up at our AGM when we approved our annual budget. In addition to the 2 proxies the chair of the meeting held, he was also given an additional ballot in the event of a tie. Several owners have contested the voting procedures. It would be helpful if you could explain how the voting is conducted and we break ties.

Arlene B.

Dear Arlene: The ability to grant an additional casting ballot for tie votes is created under the *Strata Property Act*. Your procedures for voting, the issuing of voting cards and ballots, and the additional ballot to break ties for majority votes is determined in your strata bylaws. The *Schedule of Standard Bylaws* of the *Act* give the president, or if they are absent, the vice president the authority to cast a second deciding vote. When ballots are issued for a vote, everyone who is an eligible voter, including the eligible proxies they hold, will receive a ballot. The president or vice president are not given an additional ballot to cast. If the result of the vote is 50-50, then the president or vice president then casts a second deciding vote to break the tie. The result and the second deciding vote to break the tie are recorded in the minutes.

It is important to understand that the president and vice president are not necessarily the chairperson of a meeting. The strata may have elected a different person to chair their meeting for professional or practical reasons and that elected person does not have an additional casting ballot to break a tie.