

President's Message

Edition # 2 - 2016

We have reached the three-quarter mark of current fiscal year and by all accounts 2015/2016 will be a banner year for CCI Vancouver. We recently held our seventh seminar of the year on April 21st with Paul Mendes as our guest speaker. Paul spoke on council and general meetings, elections and council meeting minutes. Paul turned what might be considered to be a rather boring topic into one that garnered not only lots of laughs as Paul referred to real life examples of things not to do and lots of questions and discussion. Our next seminar will be held on May 28th. You will recall we are hosting the Spring 2016 CCI Leaders Forum and Conference in Vancouver and have a ½ day seminar scheduled for May 28th. Registration forms will be e-mailed out shortly as well as being posted to our website.

We look forward to seeing many of our local members at our upcoming social events that have been organized as part of the 2016 Spring Conference. The registration form is on the website for both of the events. The first event is a coastal boat dinner cruise on May 26th that leaves from the Westin Bayshore Hotel. The second event will include a bus ride, tram ride and dinner at the Sea to Sky

Gondola site. The wraps up. The registration form for the Leaders Forum and Conference will soon be available on our website. As we said in our last newsletter space for the social evening events will be limited so if you want to attend one or more of these events make sure you register early!

Our education committee is putting the finishing touches on our 2016/2017 educational seminar schedule. We have tried our best to incorporate into our schedule topics that our members have asked us to address including the ever popular insurance topic and an update on human rights complaints and their impact on strata corporations. A sneak peek at some B.C. human rights complaint cases are included in one of the articles included with this newsletter.

Jamie Bleay – President CCI Vancouver

INSIDE THIS ISSUE

<i>President's message – Edition #2 - 2016</i>	<i>1</i>
<i>Strata Corporations And Human Rights In British Columbia – An Overview</i>	<i>2</i>
<i>The Anatomy Of A Hearing.....</i>	<i>4</i>
<i>The Secret to Being the Best Council Member You Can Be? Think like a Hobbit!.....</i>	<i>8</i>
<i>Case Comment Spring 2016.....</i>	<i>8</i>
<i>Professional Members and Business Partners Members.....</i>	<i>11</i>

STRATA CORPORATIONS AND HUMAN RIGHTS IN BRITISH COLUMBIA – AN OVERVIEW

By Jamie Bleay, Access Law Group, Vancouver, B.C.

Human Rights legislation, in one form or another, has been in existence in British Columbia for many, many years. One of the earliest examples of the application of Human Rights legislation to condominiums in British Columbia occurred in 1994 (453048 British Columbia Ltd. v. Strata Plan KAS 1079, 43 R.P.R. (2d) 293 (B.C.S.C.)). This case involved a bylaw that prohibited any person under the age of 50 from occupying a strata lot for more than 21 days in any calendar year. The purpose of the bylaw, according to the strata council, was to “preserve their community as an “adult only” community as was originally marketed.” The complainant, who was the developer of the condominium development, argued, among other things, that the bylaw contravened section 5 of the (then) Human Rights Act, S.B.C. 1984 (the “Code”). Section 5 stated, in part, that:

“(1) No person shall

(a) deny to a person or class of persons the right to occupy, as a tenant, space that is represented as being available for occupancy by a tenant ...

because of the race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation or age of that person or class of persons, or of any other person or class of persons.

(2) Subsection (1) does not apply...

(b) as it relates to family status or age,

(i) if the space is a rental unit in residential premises in which every rental unit is reserved for rental to a person 55 years of age or older or to 2 or more persons, at least one of whom is 55 years of age or older, or

(ii) a rental unit in a prescribed class of residential premises.”

Much to the dismay of the strata corporation, the Judge found that the bylaw, as worded, contravened the Human Rights Act. He went on to say that if the bylaw had stated “55 years of age” rather than

“50 years of age”, it would not have contravened that legislation.

Since that case was heard by the tribunal in 1994 there have been dozens of human rights complaints filed with the B.C. Human Rights Tribunal involving complaints made against strata corporations, strata councils and individual strata council members, owners, tenants, employees and strata managers. Some of these decisions have involved tenancy and age restriction bylaws. Others have involved discrimination involving accommodation based on physical or medical disabilities with fact patterns including complaints about cigarette smoking, therapy pets, cigarette smoking and family status. Two recent complaints involved an owner with a medical disability who could not access many parts of her building due to her mobility issues and an owner who, having a medical disability, commenced operating a licenced marijuana growing operation. These two complaints were settled without the need for a full hearing because the parties, knowing the risks involved in taking these complaints to a full hearing, worked together to settle the complaints.

As you would expect complaints generally come to the attention of strata corporations through their strata councils and property managers before they are filed. The key for condominium corporations, strata councils, property managers and lawyers is be proactive in trying to address complaints about discrimination under the Code before they end up at full Tribunal hearing. It may be that the most appropriate approach will be to try to accommodate the individual and attempt, at an early stage, to settle the complaint. In some circumstances it may be determined that the complaint may not be valid and a decision is then made to pursue the dismissal of the complaint rather than try to accommodate the disability. However it is vitally important to be proactive and try to fact gather and investigate ‘complaints’ before rather than after they are filed with the Tribunal. Seeking advice after a complaint has been filed with the Tribunal is a lot like closing the barn door after the horse has gotten out. While it may not always be possible to seek (legal/management) advice before a complaint is filed, a brief review of the facts in many of the above-noted decisions suggests that opportunities generally existed to seek advice and investigate the merits of a ‘complaint’ before it becomes an official complaint. Obtaining advice, including legal advice, will hopefully lead to the establishment of practices, procedures and steps to be taken to respond to and manage/resolve complaints before they reach the Tribunal.

CCI - Vancouver Board of Directors - 2015/2016

Jamie Bleay, President
Paul Murcutt, Vice President and
National Council Representative
Stephen Page, Treasurer
Phil Dougan, Member at Large
Adam Lord – Member at Large
Lisa Frey, Member at Large
Darlene Kuik, Member at Large
Sean Ingraham, Member at Large

Welcome New Members

All Property Consulting Inc.
Anthony Young
BC Building Science Ltd.
Gowling WLG (Canada) LLP
Michael Roach

Helpful hints:

1. Education: Be aware of past Tribunal decisions involving strata corporations, recognize and accept that strata corporations are not immune from the application of the Code (or the applicable Human Rights legislation);
2. Check your bylaws and rules: Do they contravene the Code? If so, get advice on how to correct the bylaw(s) in question;
3. Think before acting: If the strata council in the Williams case had fully thought through the impact their decision would have on someone in Mrs. Williams' situation and sought feedback from its ownership before making its decision, it would likely have avoided ending up in a 2 day hearing before the Tribunal;
4. Know your constituents: Strata councils and managers alike need to be cognizant of the myriad of health problems, family status and living arrangements in their buildings. This will likely become more and more important as more and more senior citizens 'downsize' and move into strata corporations;
5. Take complaints seriously: Discounting a complaint regarding a discriminatory decision or action can lead to a hearing before the Tribunal. Strata councils and managers should take complaints seriously and be willing to work with the owner to try to accommodate the owner even if it means permitting a "breach" of a bylaw;
6. Seek legal advice: Strata council members are volunteers. They are not expected to know if a claim regarding

discrimination is valid or if the claim is being used as a tool to avoid complying with a bylaw. Where there has been a complaint regarding a discriminatory action or decision, seek legal advice before making a decision regarding the complaint;

7. Think about using your dispute resolution bylaw. Sometimes strata councils and managers are too "close" to the situation and rather than being the decision-maker, need to look at alternatives to dispute resolution. Section 29 of the Schedule of Standard Bylaws of the Strata Property Act states:

"(1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if

- (a) all the parties to the dispute consent, and
- (b) the dispute involves the Act, the regulations, the bylaws or the rules.

(2) A dispute resolution committee consists of

- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
- (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.

(3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute."

Implementing such a process may encourage a resolution to a complaint before it ends up in front of a tribunal;

8. Sensitivity training: Employees, strata council members and property managers can benefit from sensitivity training and perhaps, as a result of the training, many situations can be avoided;

9. Paper the file: In many strata corporations, bylaws are in place that require all complaints, concerns, etc. directed to the strata corporation are to be in writing. If it's in writing, it's on the record. Likewise, all responses ought to be in writing to avoid the problems associated with failing memories and recollection concerns;

These are just some examples of what strata councils, strata corporations and property managers can do in order to try to address and hopefully resolve claims of discrimination before they end up before the Tribunal. Invariably, there will be disputes that will end up before the Tribunal. The following is a checklist of what to do if it becomes necessary to respond to a claim:

1. Get legal advice: While it will not always be necessary to retain legal counsel when a complaint has been filed with the Tribunal, each of the parties' names as respondents in the complaint should attempt to obtain legal advice to know and understand the case against them. The legal advice may be to defend, to negotiate or to apply to have the claim dismissed;

ACCESS LAW GROUP

Accessible • Experienced • Practical



Geoffrey Trotter
gtrotter@accesslaw.ca

Jamie Bleay
jamieb@accesslaw.ca

Phil Dougan
pdougan@accesslaw.ca

Trusted Advisors to Over 400 BC Strata Corporations



- Strata Governance and Management Assistance
- Strata Fee / Special Levy Collections • Fine Recovery
- Bylaw Drafting, Review and Enforcement
- Civil Litigation • Legal Opinions
- Dispute Resolution through Mediation, Arbitration or Legal Proceeding
- Interpretation and Advice on Application of the Strata Property Act and Regulations

ACCESS
LAW GROUP

1700 - 1185 W. Georgia Street, Vancouver, B.C. V6E 4E6
604.801.6029 | www.accesslaw.ca

2. Meet filing/reply deadlines: Failure to meet statutorily mandated deadlines may be fatal to one's ability to defend against a claim;
3. Document compilation: Gather up all documents, correspondence, records, etc. that are relevant to the claim so that they can be produced before the Tribunal;
4. Negotiated settlement: In many instances it is better to negotiate a settlement than to have to live with the decision of the Tribunal. Section 27.6 of the Code states:

“A member or a person appointed, engaged or retained under section 33 may assist the parties to a complaint, through mediation or any other dispute resolution process, to achieve a settlement.”

Take advantage of such an opportunity (whether it exists in the legislation or agreed to by the parties) to try to resolve the complaint and avoid the time and expense of a hearing before the Tribunal and the prospect of being faced with paying a damage award and being found to be in breach of the Code.

THE ANATOMY OF A HEARING

By Cora Wilson - Wilson McCormack Law Group

A written request by an owner to the strata corporation for a hearing can be an effective tool to address grievances. Holding a hearing can resolve issues that may otherwise result in legal proceedings.

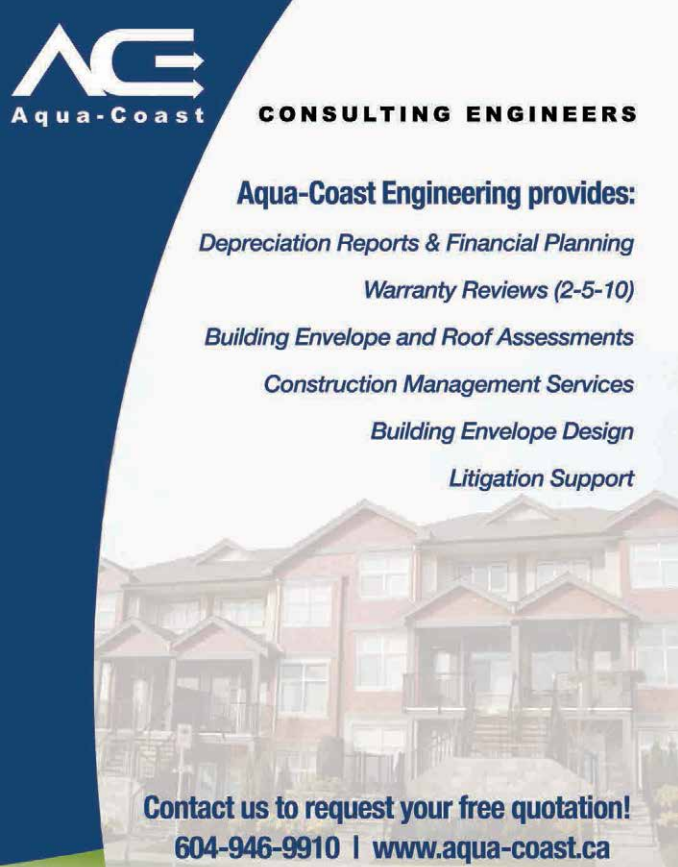
Both councils and owners often have questions regarding these hearings. This article is a non-exhaustive review of many of these questions. For instance, how should the council conduct the hearing from a procedural and substantive perspective? What subject matter may be addressed during a hearing? Who can be present at the hearing? Are there any limitations on the hearing process? When is a decision required? What are the mechanics of making a decision?

What is the procedure for holding a hearing?

Section 34.1 of the Strata Property Act (the “Act”) addresses hearings, as follows:

- 34.1(1) By application in writing stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a council meeting to hear the applicant within 4 weeks after the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week after the hearing.

The requirement to hold a hearing is mandatory. The hearing process has an important purpose, in that it creates a due process forum for owners and tenants. However, it should not be abused or used for an improper purpose.



ACE
Aqua-Coast CONSULTING ENGINEERS

Aqua-Coast Engineering provides:

- Depreciation Reports & Financial Planning*
- Warranty Reviews (2-5-10)*
- Building Envelope and Roof Assessments*
- Construction Management Services*
- Building Envelope Design*
- Litigation Support*

Contact us to request your free quotation!
604-946-9910 | www.aqua-coast.ca

There are procedural and substantive differences between a hearing held pursuant to 34.1 of the Act and a hearing held to address alleged bylaw or rule contraventions pursuant to section 135 of the Act. Legal advice should be sought from a qualified strata lawyer if there is any doubt regarding how to address these provisions.

There are no statutory limitations on the subject matter which may be addressed during a hearing or how often a hearing on the same subject matter may be held. This leaves the door open for potential abuses, such as multiple requests for a hearing to address the same subject matter or to address issues which cannot properly be addressed as part of a hearing. For example, the hearing process should not be used to address matters cloaked by legal privilege or to circumvent privacy. Owners and tenants should be alive to the fact that the council is generally made up of volunteer owners.

There are limitations on who can apply for a hearing. Only an owner or tenant can request a hearing. Occupants, who are neither an owner nor a tenant, are not included in the class of applicants. Therefore, if a non-owning spouse makes an application, the council is not under a legal obligation to hold a hearing and provide a decision.

If a written application is received by the strata corporation, then who must hold the hearing? Regulation 4.01 of the Strata Property Regulations states that “hearing” means “an opportunity to be heard in person in a council meeting”.

The simple statutory provisions regarding hearings raise numerous complex questions.

What is the procedure for calling and holding a hearing?

Since hearings must be held at a council meeting, it is important to consider what the correct procedure is to call one. The procedure for calling a duly convened council meeting may be summarized as follows:

1. Regulation 4.01 requires that the application be addressed at a “council meeting”. Therefore, this business should be placed on the Agenda for the council meeting.
2. The bylaws should be reviewed to determine the requirements for calling and holding a council meeting.
3. The statutory Schedule of Standard Bylaws provide that any council member may call a council meeting by giving the other members at least one week’s notice specifying the reason for the meeting.
4. When calculating the number of days required to call a council meeting, the day the notice is given and the last day of the notice period are added to the count. As a result, the council meeting must be held 9 days or later after notice is given.
5. The hearing at a duly convened council meeting must take place within 4 weeks from the date of delivery of the application or the deemed date of delivery.
6. A notice given to the strata corporation by an owner or tenant is conclusively deemed to have been given when it is left with a council member or 4 days after it is mailed, faxed, emailed or put through the mail slot or in the mail box (s. 63(2), Act).
7. Therefore, the council meeting must be held within 4 weeks after the delivery of the request. When calculating the number of days within the four week period (28 days), the day the application is received or deemed to have been received is not counted as one of those days. The hearing cannot take place on the last day of the 4 week period (the 28th day) since this date would be out of time. Therefore, the hearing must take place prior to the 28th day after the date that the notice is delivered or deemed to be delivered.
8. For instance, if the notice was delivered personally on September 30th, then the meeting must be held on any date prior to October 28 - it cannot be held on or after October 29. If the notice was delivered by any other method, such as fax or email, then 4 days must be added to the notice period.
9. The calculation of notice periods can be complex. A person with an issue regarding delivery dates or deemed delivery dates should obtain legal advice.
10. In order for a council meeting to be duly convened, the quorum requirements must be met and the council members must meet the eligibility requirements to sit on council and not be subject to early removal during the term. The bylaws should be carefully reviewed to determine quorum and the requirements for a council member to serve or to continue to serve on council.



Providing financing for strata repairs, refits, refurbishments and renovations

CWB Maxium Financial is an experienced partner that will work with you to develop and deliver a customized financing solution for your strata’s project.

There is an alternative to **“special assessments”** as the strata corporations listed below have discovered

- Multi tower strata exterior envelope replacement
- 12 unit strata project that included new roof, windows, balconies, painting and lobby refurbishment
- 48 unit townhouse project that included new inside roads, drains and curb repairs
- 148 unit townhouse project that included top up funding for mould remediation
- 700 + unit strata thermo energy and green roof installation
- 200 + unit Whistler strata project that included lobby, hallways and exterior refurbishment
- 150 unit townhouse project that includes new siding, windows, roofing, parkade and carport repairs
- 45 unit condominium renovation that included windows, eaves troughs, roof, siding and painting
- 40 unit recreational townhouse complex acquisition of waste treatment facility and related land
- 37 unit condominium balcony repair
- 100 unit condominium repair of siding, windows, grading and landscaping

Our advantage preserves personal equity

- No personal guarantees
- No individual unit mortgages
- Financing up to 25 years

Contact: Paul McFadyen

T: (604) 985-1077

TF: 1 (888) 985-1077

E: paul.mcfadyen@cwbsmaxium.com

www.cwbsmaxium.com

Canadian
Condominium
Institute

CCI

Institut
canadien des
condominiums

Vancouver Chapter

CWB

**MAXIMUM
FINANCIAL**

A CWB Group Company

How should a council member address conflicts?

A council member should refrain from acting as a council member if his or her personal interests conflict directly or indirectly with those of the strata corporation (see s. 32, Act). It is the member's duty to disclose and otherwise address such conflicts. This is a complex issue and if a council member is concerned that he or she may have a conflict, then he or she should seek independent legal advice.

How should the council members conduct themselves during a hearing?

The purpose of a hearing is to hear from the applicant. Council members may ask questions. However, a hearing is not a forum for a debate. The council should act in a quasi-judicial manner during the hearing. In other words, council members should act in an objective, impartial and unbiased manner.

The hearing provides an owner or tenant with an opportunity to be heard at a council meeting and to provide information that council can consider when making a decision. There is no obligation on the council to respond to questions and the hearing is not intended to be a forum for an owner or tenant to grill the council, engage in abusive conduct or to otherwise use the hearing for another improper purpose.

Who can attend a hearing?

Standard Bylaw 17(3) indicates that owners may attend council

meetings as observers. There is no reference to tenants attending council meetings. This provision does not grant an owner the right to participate in discussions or the decision-making process at a strata council meeting if he or she attends as an observer. Caution should be exercised regarding allowing an owner to observe a hearing. Generally privacy considerations would prevent owners from attending a hearing as an observer.

Can an owner or tenant bring other people with them to the hearing, including witnesses, agents, lawyers or other persons to assist them with the hearing? Subject to the bylaws or a decision by the council to the contrary, this is viewed as a reasonable course of action. Support people should not be unreasonably restricted or limited by the council. The council is at liberty to refuse to allow support people if the attendance is contrary to the Act or the bylaws, if there is an objection, a privacy concern, a safety concern, a violation of litigation privilege or if the attendance is viewed as an abuse of process or is otherwise improper.

The bylaws governing observer attendance at council meetings should be carefully reviewed. Some bylaws prohibit observers. Other bylaws require observers to leave a council meeting in certain circumstances, such as when there are privacy concerns or where the council wishes to go in camera. The bylaws may require an observer to leave a meeting if the council approves a resolution by majority vote to that effect. The bylaws will govern the conduct of the owners, tenants and others and, as such, they should be carefully reviewed.



LET US HELP YOU PROPERLY INSURE YOUR STRATA

CONTACT US FOR MORE INFORMATION:

1 866 669-9602 | realestate@bflcanada.ca



BFL CANADA Insurance Services Inc.

bflrealestate.ca

Can the council place time limitations on a hearing?

The council may place a limit on the period of time available for an owner or tenant to state their case during the hearing. This time period should be reasonable given the subject matter of the hearing. What is reasonable depends on many factors including the complexity of the subject matter.

What is the scope of council's discretion when making a decision?

The strata corporation cannot interfere with the council's discretion regarding certain matters, including whether a person has contravened a bylaw or rule, whether a person should be fined and the amount of the fine, whether a person should be denied access to a recreational facility, whether a person should be required to pay the reasonable costs of remedying a contravention of the bylaws or rules and whether an owner should be exempted from a bylaw that prohibits or limits rentals (s. 27(2), Act).

Council decisions can be challenged on grounds, for example, that they are significantly unfair, contrary to law or otherwise improper.

What is the procedure for decisions?

The council must give the applicant a written decision within one week after the hearing if a decision is required. When calculating the number of days within the one week period (7 days), the day the hearing is held is not counted as one of those days and the decision must be delivered to the applicant before the 8th day.

A decision given to the applicant by the strata corporation is given when it is left with the applicant or is conclusively deemed to have been given 4 days after it is left with an adult occupant, put under the door, mailed, put through the mail slot or in the mail box, faxed or emailed (s. 61, Act).

There are concerns regarding whether delivery of a strata corporation decision to an owner or tenant by email is valid if the owner or tenant did not specifically provide the email address for that purpose: *Azura Management (Kelowna) Corp. v. Strata Plan KAS2428* (2009), 95 B.C.L.R. (4th) 358 (B.C.S.C.). The strata corporation should not deliver a decision to an owner or tenant by email unless it has first obtained the written consent from the owner or tenant to provide delivery by email for purposes set out in s. 61 of the Act.

Conclusion:

The hearing can be a useful and powerful tool for owners and tenants to air certain matters and address disputes. It can also be a powerful tool to show a court that the council followed proper procedure in allowing the owner to state his or her case and that it made its' decision based on proper information. I envision that the hearing process will be used more and more frequently in the future.



"I learnt more in one council meeting than in the past 2 years! I am glad FirstService has taken over."

- Mitali (Council President)

Why do more Strata Councils choose FirstService Residential for strata management over any other company? As your trusted advisor, FirstService Residential focuses on building a great relationship with you while providing your strata with an unmatched depth of support.

How can we make a difference for you? Visit www.strata-bc.com to learn more.



THE SECRET TO BEING THE BEST COUNCIL MEMBER YOU CAN BE? THINK LIKE A HOBBIT!

by Melissa Merritt-Darden



“In a hole in the ground there lived a hobbit.” This is the opening line to J. R. R. Tolkien’s classic tale, *The Hobbit: There and Back Again*.

It may seem that there aren’t many things a council member can learn from a hobbit. But, think about it: Bilbo Baggins, the story’s hero, is an everyday hobbit with no intention of being great; yet along the way, his simple, calm approach to unimaginable situations and his thoughtful demeanor determine the difference between success and failure for Middle Earth.

Our Community Managers are often the best resource for pinpointing these traits, since they’ve seen some of the very best and worst of council member attributes. So, what is best? What defines a future Bilbo Baggins?

TOP 8 TRAITS OF SUCCESSFUL COUNCIL MEMBERS

The best STRATA COUNCIL members:

1. Honor commitments and possess individual accountability: You know that others rely on your word and that is your commitment to them
2. Understand legal and fiduciary duties and responsibilities: You take the time to read the governing documents and the contracts to understand the responsibilities of a council member

HighClouds Seminars & Dispute Resolution Services	Deborah M. Howes, President L.L.B., C.Arb., C.Med. Arbitrator, Mediator, Trainer Dolores Herman CHRP, PCM, Personality Dimensions® Facilitator, Q. Med Candidate Mediator, Investigator, Trainer
We provide... <ul style="list-style-type: none">• complete range of seminars• strategic & business planning facilitators• mediators• arbitrators• independent meeting chairs	
Ph: 1-877-206-1999 Fx: 1-877-207-1999 info@highclouds.ca www.highclouds.ca	

3. Show respect: To all people, in all situations, at all times
4. Are willing to actively serve: You do more than show up, and offer help in other areas when you’re available
5. Are prepared for meetings: You always show up prepared, on time, and you’re actively present and engaged
6. Have passion for their community: You’re motivated to make your community the best it can be and you motivate others to do the same
7. Exhibit leadership: You know your strengths and use them for the good of your community
8. Are willing to learn and continue education: Being a council member is a volunteer position. The best council members seek out additional education resources, attend free seminars and classes, and they’re educated about their community and the way councils function

In my experience, the most successful council members have at least half of the attributes listed above. If you have areas that need to be cultivated, a community manager, committee or other council members can easily work with you to foster the right environment to create a productive and desirable community.

The best council members are very much in the same category as Bilbo – reluctant, yet passionate, rational and reasonable, strong-willed, but still open to others’ ideas after thorough consideration. There is always a leader buried within, a hero that needs the best of reasons to become something better – and in the case of strata communities, the reason is our fellow man. It is our fellow neighbors, our community, our “shire folk” as it were, that make us think outside of our own needs and rise to the occasion of being a great council member.



ABOUT THE AUTHOR

Melissa Merritt-Darden is the Vice President of Associa Carolinas.

CASE COMMENT SPRING 2016

The Owners, Strata Plan NW 1245 v. Linden, 2016 BCSC 619

What can be done to reign in owners who are unruly and mean? The Owners at NW 1245 had such a situation. Two residents took it upon themselves over more than a decade to: intimidate council members, be rude and obscene with other residents and guests at the building, vandalize common property, leave dog feces on common property; slam doors, yell, scream, and in innumerable ways cause a nuisance.

The Strata filed 14 affidavits setting out the evidence of all the bad

behaviour; but the respondent owners did not file any contrary evidence. One of the owners appeared in court simply saying the affiants were not credible witnesses. Relying on the sections of the Strata Property Act that require a strata corporation to enforce its bylaws and s. 173 that provides the court a jurisdiction to order an owner to, inter alia, obey the bylaws, the court ordered all the nuisance behaviour to stop. The court first recited a litany of complaints that made other owners feel like prisoners in their own homes. The breaches of the bylaws have continued for more than ten years. The police have attended on numerous occasions.

Then Mr. Justice Ehrcke concluded that:

[27] I am satisfied that the extensive affidavit evidence supports the conclusion that the respondents have frequently caused excessive noise and engaged in harassing conduct that has unreasonably interfered with the rights of their neighbours to quiet enjoyment of their own units. This conduct is contrary to the Bylaws. Although the respondents have repeatedly been fined, their conduct remains unacceptable.

The court imposed an injunction on the owners prohibiting them from exhibiting any of the behaviour described in the affidavit evidence. There were also orders prohibiting changes to common property without permission, insuring vehicles, and judgement for \$3,400 in fines.

As with the Jordison case in 2013, there is now an expectation that he owners must obey the court order and keep the bylaws. If they do not, the Strata will be able to return to court and seek either a contempt order (which could mean imprisonment as one remedy) or, as in the Jordison case, seek an order for the owners to be required to sell their unit.

Lesperance Mendes were legal counsel to the Strata in this matter and are members of CCI Vancouver.

The Strata filed 14 affidavits setting out the evidence of all the bad behaviour; but the respondent owners did not file any contrary evidence. One of the owners appeared in court simply saying the affiants were not credible witnesses. Relying on the sections of the Strata Property Act that require a strata corporation to enforce its bylaws and s. 173 that provides the court a jurisdiction to order an owner to, inter alia, obey the bylaws, the court ordered all the nuisance behaviour to stop. The court first recited a litany of complaints that made other owners feel like prisoners in their own homes. The breaches of the bylaws have continued for more than ten years. The police have attended on numerous occasions.



**STRATA
MANAGEMENT
SOFTWARE**

For Strata Councils & Strata Managers

We Deliver Peace of Mind.

 **ower Strata**
Systems Inc.

T: 604.971.5435
F: 604.971.5436

POWERSTRATA.COM



Apex
Building Sciences Inc.

Be proactive. Moisture and buildings don't mix.

New Construction & Restoration

Complete building envelope & roofing consulting services for townhouse and apartment projects, non-combustible and high rise projects and commercial buildings for numerous owners, architects and developers throughout British Columbia.

Apex Building Sciences provides the following typical services:

- Design Concept Review
- Document Reviews
- Drawings, Details and Specifications
- Condensation Analysis
- Field Reviews
- Window Testing
- Roofing Reviews

APEX BUILDING SCIENCES - Building Envelope Consultants

<p>Vancouver Office</p> <p>#233 - 18525 - 53rd Avenue Surrey, BC, V3S 7A4 T: 604.575.8220 TF: 1.866.542.5532 F: 604.575.8223</p>	<p>Vancouver Island Office</p> <p>#16 - 1400 Cowichan Bay Road Cobble Hill, BC, V0R 1L3 T: 250.686.2804</p>
--	--

www.apexbuildingsciences.com • info@apexbuildingsciences.com



LUMENIX

LED Retrofits Made Easy

**UPGRADE TO LED LIGHTING
& SAVE ON ENERGY COSTS**



WHY CHOOSE LUMENIX



Guaranteed Install Dates



50%-70% Energy Cost Reduction



5 Year Warranty on Parts & Service



Pay With Energy Savings



Over \$20M Saved Annually for Our Clients



CONTACT US TO BOOK A
FREE LIGHTING AUDIT



1-855-586-3649



info@lumenix.com



www.lumenix.com



Building Owners and Managers
Association of British Columbia



Professional Members

Appraisals & Valuations

Normac Appraisers Ltd.
Cameron Carter
788 Beatty, Suite 308
Vancouver, BC V6B 2M1
Tel: 604-221-8258
Email: cameron@normac.ca
Website: www.normac.ca

Pacific Rim Appraisals Ltd.
Victor Sweett
5811 Cooney Road, Suite 305
Richmond, BC V9R 5G9
Tel: 604-248-2450
Fax: 866-612-2800
Email:
depreciationreports@pacificrimappraisals.com

Associations & Organizations

Homeowner Protection Office
Wendy Acheson
4555 Kingsway, Suite 203
Burnaby, BC V5H 4T8
Tel: 604-646-7050
Fax: 604-646-7051
Email: hpo@hpo.bc.ca
Website: www.hpo.bc.ca

Balconies & Sunrooms

Lumon Canada Inc
Darlene Kuik
2707 Progressive Way
Suite 102
Abbotsford, BC V2T 0A7
Tel: 604-744-5440
Email: Darlene.kuik@lumon.com
Website: www.lumon.ca

Computer Software & Telecommunications

bazinga Technologies Inc.
Joseph Nakhla
225 Smithe Street, Suite 201
Vancouver, BC V6B 4X7
Tel: 888-773-8381
Email: info@mybazinga.com
Website: mybazinga.com

Power Strata Systems Inc.
Azadeh Nobakht
1515 Pemberton Avenue
Suite 106
North Vancouver, BC V7P 2S3
Tel: 604-971-5435
Fax: 604-971-5436
Email: azadeh@powerstrata.com
Website: www.powerstrata.com

Contingency Reserve Fund Planning & Depreciation Report

dba 'Constructive CRC' (Constructive Condo Reporting Corp.)
Jean-Francois Proulx
232 Tenth Street, Suite 14
New Westminster, BC V3M 3X9
Tel: 778-232-6707
Email: jfproulx@constructivecrc.com
Website: www.constructivecrc.com

Engineering & Engineering Consultants
Apex Building Sciences Inc.
Burt Carver
18525 - 53 Avenue, Suite 233
Surrey, BC V3S 7A4
Tel: 604-675-8220
Fax: 604-675-8223
Email: burt@apexbe.com

Engineering & Engineering Consultants

Aqua-Coast Engineering Ltd.
Aaron A. MacLellan
5155 Ladner Trunk Road, Unit 201
Delta, BC V4K 1W4
Tel: 604-946-9910
Fax: 604-946-9914
Email: adminservices@aqua-coast.ca

BC Building Science Ltd.
Jordana Collison
611 Bent Court
New Westminster, BC V3M 1V3
Tel: 604-520-6456
Fax: 604-520-6496
Email: info@bcbuildingscience.com
Website: www.bcbuildingscience.com

Best Consultants Building Science Engineering Inc.
Alex Bouchard
42312 Yarrow Central Road
Chilliwack, BC V2R 5E2
Tel: 604-490-1112
Email: abouchard@bestbse.ca
Website: www.bestbse.ca

CCI Group Inc.
Doru Cornescu
1003 Brunette Avenue
Coquitlam, BC V3K 6Z5
Tel: 604-553-4774
Fax: 604-553-4773
Email: doruc@ccigroupinc.ca
Website: www.ccigroupinc.ca

Duxbury & Associates - Building Inspection and Consulting Ltd.
Glenn Duxbury
125 DeBeck Street
New Westminster, BC V3L 3H7
Tel: 604-524-2502
Email:
glenn@glennduxbury-inspections.com

Sense Engineering Ltd.
Ted Denniston
3035 Crescentview Drive
North Vancouver, BC V7R 2V2
Tel: 778-869-3035
Email: ted@senseengineering.com

Engineering & Engineering Consultants, Depreciation Reports

Morrison Hershfield
Jacquelyn White
4321 Still Creek, Suite 310
Burnaby, BC V5C 6S7
Tel: 604-454-0402
Fax: 604-454-0403
Email: jwhite@morrisonhershfield.com
Website: www.morrisonhershfield.com

RDH Building Engineering Ltd.
Paul Kernan
224 West 8th Avenue
Vancouver, BC V5Y 1N5
Tel: 604-873-1181
Fax: 604-873-0933
Email: pkernan@rdh.com

WSP Group
Kevin Grasty
930 West 1st Street, Suite 112
North Vancouver, BC V7P 3N4
Tel: 604-973-0038
Fax: 604-924-5573
Email: Kevin.Grasty@wspgroup.com
Website: www.wspgroup.ca

Financial & Accounting

Dong Russell & Company Inc.
Stanley Dong
2443 Alder Street
Vancouver, BC V6H 4A4
Tel: 604-730-7472
Fax: 604-730-7459
Email: sdong@drcga.com
Website: www.drcga.com

CWB Maxium Financial Ltd.
Paul McFadyen
5725 Owl Court
North Vancouver, BC V7R 4V1
Tel: 1-888-985-1077
Fax: 1-888-735-2851
Email: paul.mcfadyen@cwbmadium.com
Website: cwbmadium.com

Morrison Financial Services Limited
Graham Banks
8 Sampson Mews, Suite 202
Toronto, ON M3C 0H5
Tel: 416-391-3535 EXT 105
Fax: 416-391-4843
Email: gbanks@morrisonfinancial.com
Website: www.morrisonfinancial.com

Pacific & Western Bank of Canada
Karl Neufeld
40733 Perth Drive, PO Box 2000
Garibaldi Highlands, BC V0N 1T0
Tel: 604-984-7564
Fax: 604-898-3442
Email: karln@pwbank.com
Website: www.pwbank.com

Reid Hurst Nagy Inc
Venus Duplin
13900 Maycrest Way, Suite 105
Richmond, BC V6V 3E2
Tel: 604-273-9338
Fax: 604-273-9390
Email: vduplin@rhncga.com

Insurance

BFL Canada Insurance Services Inc.
Paul Murcutt
1177 West Hastings, Suite 200
Vancouver, BC V6E 2K3
Tel: 604-678-5454
Fax: 604-683-9316
Email: pmurcutt@bflcanada.ca
Website: www.bflcanada.ca

Hub International Coastal Insurance
John Russell
4350 Still Creek Drive
Burnaby, BC V5C 0H5
Tel: 604-937-1700
Fax: 604-937-1734
Email: john.russell@hubinternational.com
Website: www.hubinternational.com

Legal & Dispute Resolution

Access Law Group
Jamie Bleay
1185 West Georgia Street, Suite 1700
Vancouver, BC V6E 4E6
Tel: 604-689-8000
Fax: 604-689-8835
Email: jbleay@accesslaw.ca
Website: www.accesslaw.ca
Professional & Business Partner Member

Access Law Group
Phil Dougan
1185 West Georgia Street, Suite 1700
Vancouver, BC V6E 4E6
Tel: 604-689-8000
Email: pdougan@accesslaw.ca
Website: www.accesslaw.ca

C.D. Wilson Law Corp
Cora D. Wilson
630 Terminal Avenue North
Nanaimo, BC V9S 4K2
Tel: 250-741-1400
Fax: 250-741-1441
Email: cwilson@cdwilson.bc.ca

Cleveland Doan LLP
Shawn M. Smith
1321 Johnston Road
White Rock, BC V4B 3Z3
Tel: 604-536-5002
Fax: 604-536-7002
Email: shawn@clevelanddoan.com

Doak Shirreff LLP
Silvano Todesco
537 Leon Avenue, Suite 200
Kelowna, BC V1Y 2A9
Tel: 250-763-4323
Fax: 250-763-4780
Email: stodesco@doakshirreff.com
Website: www.doaksherreff.com

Gowling WLG (Canada) LLP
Lisa Frey
550 Burrard Street, Suite 2300
Vancouver, BC V6C 2B5
Tel: 604-683-6498
Fax: 604-683-3558
Email: lisa.frey@gowlingwlg.com
Website: www.gowlings.com

High Clouds Incorporated
Deborah Howes
3438 - 78 Avenue
Edmonton, AB T6B 2X9
Tel: 780-466-8250
Fax: 780-466-8015
Email: dhowes@highclouds.ca

Jonathan Wright Law Corporation
Jonathan Wright
1185 West Georgia Street, Suite 1700
Vancouver, BC V6E 4E6
Tel: 604-678-4456
Fax: 604-689-8835
Email: jwright@wrightlegal.ca
Website: wrightlegal.ca

Lesperance Mendes
Paul Mendes
900 Howe Street, Suite 410
Vancouver, BC V6Z 2M4
Tel: 604-685-3567
Fax: 604-685-7505
Email: pgm@lmlaw.ca
Website: lmlaw.ca

Miller Thompson LLP
Mike Walker
840 Howe Street, Suite 1000
Vancouver, BC V6Z ZM1
Tel: 604-687-2242
Fax: 604-643-1200
Email: mwalker@millerthompson.com

Lighting

Lumenix Inc.
Mehtab Virk
9551 Francis Road
Richmond, BC V6Y 3A6
Tel: 587-437-8792
Email: mehtab.virk@lumenix.com
Website: www.lumenix.com

Plumbing

Curaflo of British Columbia Ltd.
Sanjiv Gupta
7436 Fraser Park Drive
Burnaby, BC V5J 5B9
Tel: 604-298-7278
Fax: 604-294-5673
Email: guptas@curaflo.com
Website: curaflo.com/bc

Professional Services

FIRMOGRAM Inc.
Kris Malek
3993 Henning Drive, Suite 210
Burnaby, BC V5C 6P7
Tel: 604-351-0326
Email: info@firmogram.com
Website: www.firmogram.com

Restoration & Mould

Phoenix Restorations Ltd.
John Wallis
1800 Brigantine Drive, Suite 100
Coquitlam, BC V3K 7B5
Tel: 604-945-5371
Fax: 604-945-5372
Email: johnw@phoenixrestorations.com
Website: www.phoenixrestorations.com

Superior Flood and Fire Restoration Inc.
Joseph Tolzmann
1066 West Hastings Street, 20th Floor
Vancouver, BC V6E 3X2
Tel: 604-773-5511
Fax: 604-773-5563
Email: info@superiorrestoration.ca
Website:
<http://superior-restoration-vancouver.com>

Strata Management & Real Estate

All Property Consulting Inc.
Kevin O'Donnell
1959 - 152 Street, Suite 300
Surrey, BC V4A 9E3
Tel: 778-323-7335
Email: kevin@allpropconsulting.com
Website: www.allpropconsulting.com

Ascent Real Estate Management
Corporation
Michael Roach
2176 Willingdown Avenue
Burnaby, BC V5C 5Z9
Tel: 604-431-1800
Fax: 604-431-1818
Email: mroach@ascentpm.com

Assertive Northwest Management Group
Inc.
Jim Allison
3847 B Hastings
Burnaby, BC V5C 2H7
Tel: 604-253-5224
Email: jim@assertivenorthwest.com
Website: www.assertivenorthwest.com
Professional & Business Partner Member

Associa British Columbia
Janice Moses
13468 - 77th Avenue
Surrey, BC V3W 6Y3
Tel: 604-591-6060
Fax: 604-592-3685
Email: janice.moses@associa.ca
Website: <https://associaonline.com>
Professional & Business Partner Member

Blueprint Strata Management Inc
David Doornbos
1548 Johnston Road, Suite 206
White Rock, BC V4B 3Z8
Tel: 604-200-1030
Fax: 604-200-1031
Email: info@blueprintstrata.com

Campbell Strata Management Ltd
Sanjay Maharaj
2777 Gladwin Road, Suite 306
Abbotsford, BC V2T 4V1
Tel: 604-864-0380
Fax: 604-864-0480
Email: sanjay@campbellstrata.com

Citybase Management Ltd.
Victor Chan
1200 W73rd Avenue, Suite 400
Vancouver, BC V6P 6G5
Tel: 604-708-8998
Fax: 604-708-9982
Email: victorchan@citybase.ca
Website: www.citybase.ca

Dynamic Property Management
Mike Young
37885 Second Avenue
Squamish, BC V8B 0R2
Tel: 604-815-4654
Fax: 604-815-4653
Email: myoung@dynamicpm.ca

FirstService Residential
Max Gajdel
200 Granville Street, Suite 700
Vancouver, BC V6C 1S4
Tel: 604-683-8900
Fax: 604-689-4829
Email: maximilian.gajdel@fsresidential.com
Website: www.fsresidential.com

Gateway Property Management
Corporation
R. Scott Ullrich
11950 - 80th Avenue, Suite 400
Delta, BC V4C 1YC
Tel: 604-635-5000
Fax: 604-635-5003
Email: scott.ullrich@gmail.com

HomeLife Glenayre Realty Chilliwack
Ltd.
Al Browne
45269 Keith Wilson Road
Chilliwack, BC V2R 5S1
Tel: 604-858-7368
Fax: 604-858-7380
Email: slewthwaite@hgpmmc.com

Obsidian Property Management
Sean Michaels
7495 - 132nd Street, Suite 2005
Surrey, BC V3W 1J8
Tel: 604-757-3151
Fax: 604-503-3457
Email: seanm@opml.ca

Rancho Management Services (BC) Ltd
Chris Sargent
1190 Hornby Street, 6th Floor
Vancouver, BC V6Z 2K5
Tel: 604-684-4508
Fax: 604-684-1956
Email: csargent@ranchogroup.com
Website: www.ranchogroup.com

Stratawest Management Ltd.
Cory Pettersen
224 West Esplanade, Suite 202
North Vancouver, BC V7M 1A4
Tel: 604-904-9595
Fax: 604-904-2323
Email: cpettersen@stratawest.com

Teamwork Property Management Ltd
Tom Quinton
34143 Marshall Road, Suite 105
Abbotsford, BC V2S 1L8
Tel: 604-854-1734
Fax: 604-854-1754
Email: admin@teamworkpm.com
Website: www.teamworkpm.com

The Wynford Group
Brad Fenton
815 - 1200 W. 73rd Avenue
Vancouver, BC V6P 6G5
Tel: 604-261-0285
Fax: 604-261-9279
Email: bfenton@wynford.com
Website: www.wynford.com

Waste Management

Waste Management
Tej Kullar
2330 United Boulevard
Coquitlam, BC V3K 6S1
Tel: 604-520-7878
Email: tkullar@wm.com
Website: www.wmcanada.com

Windows and Glass

Centra Windows Inc
Nicole Bloxom
20216 - 98th Avenue
Langley, BC V1M 3G1
Tel: 604-882-5010
Fax: 604-882-3909
Email: nbloxom@centra.ca
Website: www.centra.ca

CCI VANCOUVER 2016 - 2017 SEMINAR SCHEDULE YEAR AT A GLANCE

A list of past Strata Education Seminars is available on the CCI Vancouver website at ccivancouver.ca

2016	
May 28th	½ Day Seminar <i>(part of CCI-National Spring Leaders' Forum)</i> Repair and maintenance and updating your depreciation report, and An update on the Civil Resolution Tribunal <i>(open to CCI Members and the public)</i>
September 24th	½ Day Seminar and AGM The Use and Abuse of Limited (and) Common Property
November 17th	Evening Seminar Airbnb – private profit in a Strata Corporation
2017	
January 19 th	Evening Seminar Avoiding Property Management Spats in your Strata Corporation
February 18th	½ Day Seminar Human Rights Complaints: Smoking, hardwood floors pets and...
April 27th	Evening Seminar How-to CRT
May 27th	½ Day Seminar Insurance

More information for each seminar will be available on the CCI Vancouver website as each seminar date approaches. If you would like to be notified of seminar details via e-mail, please subscribe to our e-news on the website.

All topics and dates are subject to change.

Canadian Condominium Institute - Vancouver Chapter
P.O. Box 17577 RPO The Ritz, Vancouver, BC V6E 0B2
Phone: 1.866.491.6216 Ext. 114 | Fax: 1.866.502.1670
ccivancouver.ca | email: contact@ccivancouver.ca

Strata Council Members and Strata Owners



Half Day Strata Educational Seminar

Repair, Maintenance and Updating Your Depreciation Report

– Kevin Grasty, WSP Canada Inc.

An Update on the Civil Resolution Tribunal

– Shannon Salter, Chair of the Civil Resolution Tribunal

An Educational Opportunity
Brought to You by the

CCI Vancouver Chapter



CCI Vancouver Half Day Strata Educational Seminar

Saturday,
May 28th, 2016

Westin Bayshore Hotel
1601 Bayshore Drive
Vancouver

Registration Fee:
(Includes Coffee, Seminar & Lunch)

Members \$ 30

Non-Members \$ 55

(If using coupon, it must be
presented at check in)

Seminar:
8:30 AM to 12:00 Noon

You must PRE-REGISTER
as there will NOT be any
registration at the door.
Space will be limited.
DO NOT DELAY!

REGISTRATION FORM: CCI VANCOUVER – HALF DAY SEMINAR MAY 28TH, 2016

Name: _____ Phone: _____ Email: _____

Name and Address of Strata Management Company

How did you hear about
this seminar?

Seminar Fee: ☐ Member ____ x \$ 30 = ____
☐ Non-Member ____ x \$ 55 = ____
Coupon # _____ - \$ 10 = ____
(coupon must be presented at time of check in) Total ____

REGISTER ON-LINE AT: www.ccivancouver.ca
OR FAX COMPLETED REGISTRATION FORM TO 1-866-502-1670
MAKE CHEQUE PAYABLE TO CCI VANCOUVER AND MAIL TO:
P.O. Box 17577 RPO The Ritz, Vancouver, BC V6E 0B2

**TO BE NOTIFIED ABOUT FUTURE SEMINARS SIGN UP FOR OUR
ELECTRONIC NEWSLETTER AT: ccivancouver.ca**

Credit Card: ☐ Visa ☐ Mastercard
Credit Card Number: _____

Expiration Date: ____ / ____

Name on Card: _____

Signature: _____

Note: Charges will appear on credit card statement as: Association Concepts

FOR MORE INFORMATION CALL: 1-866-491-6216, Ext. 108
or email: contact@ccivancouver.ca





Canadian Condominium Institute – Vancouver Chapter Advertising Opportunities in Condo News Publication

Condo News is a quarterly publication of CCI Vancouver Chapter circulated to all members of CCI Vancouver via e-mail. Read the President's Message, case law updates, strata articles, interesting feature articles and much more. All **Condo News** issues (archived and current) are available to CCI Vancouver Members for downloading in PDF format from the Members Only area of the chapter's website. Advertising and article submission opportunities are available only to members of CCI Vancouver.

Advertising Submissions

- Please provide your photo quality advertisement in either an electronic format or camera-ready, suitable for scanning. (Inkjet print-outs are not acceptable).
- Scanned images must be in a high resolution of at least 300 dpi.
- Electronic files must be submitted in .tiff or .pdf format.
- PDF files should not be converted from colour to black & white.
If the ad is to be in black & white, the original file must be in black & white. If the ad is to be in colour, the original file must be in colour.
- Ad copy submitted should be sized to the ad requirements (see ad sizes below).

Advertising Rates 2016 / 2017

Size	Members Black & White	Members Full Colour
Business Card - 3.33" w x 1.83" h	\$ 75.00	\$ 100.00
¼ Page - 3.5" w x 4.75" h	\$ 150.00	\$ 350.00
½ Page 7" w x 4.75" h (Landscape) 9.5" w x 3.5" h (Portrait)	\$ 350.00	\$ 750.00
Full Page - 7" w x 9.5" h	\$ 600.00	\$ 1,150.00
Back Cover		\$ 1,200.00

Rates are based on a per issue basis.

Contact us at contact@ccivancouver.ca for special discounted rates for 4 quarterly issues.

Please send advertising submissions to the chapter's e-mail address: contact@ccivancouver.ca

Payment must be received by CCI Vancouver Chapter prior to printing.

Condo News Ad Payment for

Size

Colour or B&W

Contact Person _____
 Company Name _____
 Address _____
 Phone () _____
 E-Mail Address _____
 Fax () _____

For more information email: contact@ccivancouver.ca

or go to www.ccivancouver.ca

Note: Charges will appear on credit card statement as Association Concepts.

MAKE CHEQUE PAYABLE TO CCI VANCOUVER AND MAIL TO:

P.O. Box 17577 RPO, The Ritz, Vancouver, B.C. V6E 0B2

or BY CREDIT CARD:

Credit Card: ☐ Visa ☐ Mastercard

Credit Card Number _____

Expiration Date _____ / _____

Name on Card _____

Signature _____



CCI VANCOUVER 2016 / 2017 EDUCATIONAL SPONSORSHIP OPPORTUNITIES

CCI Vancouver regularly hosts well-attended Educational Seminars providing knowledge, information and networking opportunities to equip strata council members and individual owners with the skills and knowledge necessary to conduct the affairs of a strata corporation.

Sponsorship opportunities are available for these events providing Business Partner members with an excellent opportunity to gain industry-wide recognition while supporting CCI Vancouver.

Continental Breakfast Sponsorship (½ Day Seminars) Includes:

\$500

- Sponsor's logo on event promotional e-blasts
- Logo linked to the sponsor's website on the seminar page of the CCI Vancouver website
- Name and logo on event signage
- Two complimentary guest registrations
- Opportunity to introduce the seminar speakers at the beginning of the seminar
- Recognition from time to time during the course of the seminar
- Recognition in the post-event write up in the next issue of Condo News Publication

Coffee Break Sponsorship Includes:

\$300

- Sponsor's logo on event promotional e-blasts
- Logo linked to the sponsor's website on the seminar page of the CCI Vancouver website
- Name and logo on event signage
- Two complimentary guest registrations
- Recognition from time to time during the course of the seminar
- Recognition in the post-event write up in the next issue of Condo News Publication

\$2900

Special Sponsorship Package for all 6 Seminars Includes:

~~\$3,300~~

- **\$500 discount**
- Sponsor's logo on event promotional e-blasts
- Logo linked to the sponsor's website on the seminar page of the CCI Vancouver website
- Name and logo on event signage
- Two complimentary guest registrations
- Recognition from time to time during the course of the seminar
- **Half page colour ad in one issue of Condo News Publication (Sponsor needs to provide the ad) (\$750.00 value)**
- Recognition in the post-event write up in the next issue of Condo News Publication

Half Day Seminar

September 24 ☐ Continental Breakfast ☐ Coffee Break
February 18 ☐ Continental Breakfast ☐ Coffee Break
May 27 ☐ Continental Breakfast ☐ Coffee Break

Evening Seminar

November 17 ☐ Coffee Break
January 19 ☐ Coffee Break
April 27 ☐ Coffee Break

Contact Person _____
Company Name _____
Address _____
Phone () _____
E-Mail Address _____
Fax () _____

MAKE CHEQUE PAYABLE TO CCI VANCOUVER AND MAIL TO:

P.O. Box 17577 RPO, The Ritz, Vancouver, B.C. V6E 0B2

or BY CREDIT CARD:

Credit Card: ☐ Visa ☐ Mastercard

Credit Card Number _____

Expiration Date _____ / _____

Name on Card _____

Signature _____

For Registration or more information email: contact@ccivancouver.ca
or go to www.ccivancouver.ca

Note: Charges will appear on credit card statement as Association Concepts.

MEMBERSHIP APPLICATION

MEMBERSHIP TO JUNE 30, 2017

How/from whom did you hear about CCI?: _____

CONDOMINIUM CORPORATION MEMBERSHIP

PLEASE COMPLETE ALL AREAS ☐ Townhouse ☐ Apartment Style ☐ Other _____

Condominium No.: _____ **No. of Units:** _____ **Registration Date:** _____

Management Company: _____ **Contact Name:** _____

Address: _____ **Suite #:** _____

City: _____ **Province:** _____ **Postal Code:** _____

Phone: () _____ **Fax:** () _____

Email: _____

Condo Corporation Address: _____ **Suite #:** _____

City: _____ **Province:** _____ **Postal Code:** _____

Phone: () _____ **Fax:** () _____

Email: _____

President: _____

Treasurer: _____

Director: _____

Please forward all correspondence to: ☐ Management Company address ☐ Condo Corporation address

Annual Fee: ☐ 1-50 Units: \$110.00 ☐ 51-100 Units: \$150.00 ☐ 101-200 Units: \$200.00 ☐ 201+ Units: \$250.00

NEW! Complimentary Access: ☐ No Charge

(This one-time access is for Condominiums that have never held membership in the Chapter. This entitles your condominium to the member rate for all events for the remainder of this membership year. There are no voting rights under this category)

INDIVIDUAL MEMBERSHIP

Name: _____

Address: _____ **Suite #:** _____

City: _____ **Province:** _____ **Postal Code:** _____

Phone: () _____ **Fax:** () _____ **Email:** _____

Annual Fee: ☐ \$110.00

This section must be completed in order for the membership application to be processed. CCI communicates with its membership via e-mail regarding updates on condominium legislation, CCI events and opportunities, newsletters, and member communications; in accordance with the Canada anti-spam law that came into effect July 1, 2014 you must indicate whether you wish to receive electronic correspondence from us.

☐ I AGREE to receive electronic correspondence ☐ I DO NOT wish to receive any electronic correspondence

Signature _____ Date _____

METHOD OF PAYMENT:

☐ Cheque ☐ Charge to: ☐ VISA ☐ MasterCard

Card #: _____ **Exp Date:** ____/____/____

Signature: _____

PLEASE NOTE: Charges will appear on your credit card statement as Association Concepts Inc.

Cheques should be made payable to:



Canadian Condominium Institute - Vancouver Chapter

P.O. Box 17577 RPO The Ritz, Vancouver, BC V6E 0B2

Tel: 1-866-491-6216, Ext. 114 • Email: contact@ccivancouver.ca

MEMBERSHIP APPLICATION

MEMBERSHIP TO JUNE 30, 2017

How/from whom did you hear about CCI?: _____

PROFESSIONAL MEMBERSHIP

Name: _____		Occupation: _____	
Company: _____			
Address: _____			Suite #: _____
City: _____	Province: _____	Postal Code: _____	
Phone: () _____	Fax: () _____		
Email: _____		Website: _____	
Annual Fee: <input type="checkbox"/> \$180.00			

BUSINESS PARTNER MEMBERSHIP



Company: _____			
Name: _____		Industry: _____	
Address: _____			Suite #: _____
City: _____	Province: _____	Postal Code: _____	
Phone: () _____	Fax: () _____		
Email: _____		Website: _____	
Annual Fee: <input type="checkbox"/> \$400.00			

This section must be completed in order for the membership application to be processed. CCI communicates with its membership via e-mail regarding updates on condominium legislation, CCI events and opportunities, newsletters, and member communications; in accordance with the Canada anti-spam law that came into effect July 1, 2014 you must indicate whether you wish to receive electronic correspondence from us.

☐ I AGREE to receive electronic correspondence ☐ I DO NOT wish to receive any electronic correspondence

Signature _____ Date _____

METHOD OF PAYMENT:

☐ Cheque Charge to: ☐  ☐ 

Card #: _____ Exp Date: ____/____/____

Signature: _____

PLEASE NOTE: Charges will appear on your credit card statement as Association Concepts Inc.

Cheques should be made payable to:



Canadian Condominium Institute - Vancouver Chapter

P.O. Box 17577 RPO The Ritz, Vancouver, BC V6E 0B2

Tel: 1-866-491-6216, Ext. 114 • Email:

contact@ccivancouver.ca