



# Join us this Spring 2022 in the “Virtual Condo Classroom” Strata Council Decision Making



These programs have been developed to assist strata councils, property managers, owners and tenants in the general operation and management of their strata corporations.

<b>Session # 1</b>  <b>An In-depth Look Into Major Council Decisions and Common Scenarios</b>	<b>Session # 2</b>  <b>Bylaw &amp; Rule Enforcement</b>	<b>Session # 3</b>  <b>The Civil Resolution Tribunal (CRT)</b>
<ul style="list-style-type: none"> <li>• What constitutes a significant change in use or appearance of common property?</li> <li>• What is an emergency? How much can we spend?</li> <li>• What information is required, or conditions that can be imposed when an owner requests an alteration?</li> <li>• When does the purchase or disposition of a common asset require a ¾ vote?</li> <li>• What is a hardship exemption? What information can we request?</li> <li>• What is “Accommodation” under the BC Human Rights Code?</li> <li>• How are the strata council decisions reported in the strata council meeting minutes?</li> <li>• How do we determine what is reasonable or unfair?</li> </ul>	<ul style="list-style-type: none"> <li>• An over view of bylaw and rule enforcement procedures</li> <li>• How a strata council manages the hearing process.</li> <li>• When can an owner request a hearing?</li> <li>• How do we respond to an owner after a hearing?</li> <li>• What are the enforcement options?</li> <li>• Are we obliged to fine an owner or tenant?</li> <li>• How frequently can we impose a fine?</li> <li>• What is the duration of time that we can reasonably impose fines before we take action through the Civil Resolution Tribunal?</li> <li>• How do we collect fines?</li> <li>• Are damages or insurance deductibles enforced like fines?</li> <li>• How does the Limitation Act apply bylaw enforcement and collections?</li> </ul>	<ul style="list-style-type: none"> <li>• What types of disputes can an owner or strata corporation take to the CRT?</li> <li>• When does a strata council proceed to the CRT to enforce bylaws or collect money owing?</li> <li>• What types of decisions can the CRT issue?</li> <li>• Are there any limitations to the type of dispute the CRT can hear?</li> <li>• How does the strata council commence a CRT action?</li> <li>• Who represents the strata corporation?</li> <li>• What is the role of your property manager?</li> <li>• Are we permitted to have a lawyer represent us? How are costs approved?</li> <li>• How do we prepare for a CRT dispute?</li> <li>• How are CRT decisions enforced?</li> <li>• What happens if we don’t agree with a CRT decision?</li> </ul>
<p><b>Tuesday April 26<sup>th</sup></b></p> <p>Daytime      12:00-1:30pm  <b>or</b>            Evening      7:00-8:30pm</p>	<p><b>Tuesday May 3<sup>rd</sup></b></p> <p>Daytime      12:00-1:30pm  <b>or</b>            Evening      7:00-8:30pm</p>	<p><b>Tuesday May 10<sup>th</sup></b></p> <p>Daytime      12:00-1:30pm  <b>or</b>            Evening      7:00-8:30pm</p>

Each session is \$10. Guides and presentations will be emailed to registrants the week of each seminar. See registration form for more details.

# Condominium Home Owners Association of British Columbia

## SPRING 2022 STRATA EDUCATION PROGRAM

### Welcome to the "Condo Classroom"

All sessions will be held online via ZOOM

**Time:** Daytime meetings are 12:00noon-1:30pm PST / Evening meetings are 7:00-8:30 PST

**Fee:** \$10 per person (\$9.52 + \$0.48 GST) per meeting

Due to the popularity of meetings, pre-payment and pre-registration are required. Seating is limited so register early.

To Register: 1) Register online at [www.choa.bc.ca/seminars](http://www.choa.bc.ca/seminars)

**OR 2) Please indicate below your meeting choice and complete this registration form.**

Mail with payment to CHOA at 200-65 Richmond St, New Westminster, BC V3L 5P5,  
email [info@choa.bc.ca](mailto:info@choa.bc.ca), fax 604.515.9643, or register by phone at 604.584.2462 (Ext. 2) / toll-free 1.877.353.2462 (Ext. 2)

A unique email address is required for each ZOOM Registrant. Please include a separate page if needed with this information

Registrant #1 Name: \_\_\_\_\_ email address: \_\_\_\_\_  
Registrant #2 Name: \_\_\_\_\_ email address: \_\_\_\_\_  
Registrant #3 Name: \_\_\_\_\_ email address: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone number: \_\_\_\_\_  
City: \_\_\_\_\_ Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Strata Plan Number: \_\_\_\_\_ Business Member Name: \_\_\_\_\_

**Please indicate which registrant will be attending which session**

Registrant # _____	April 26 <sup>th</sup> Daytime	Session 1 - Council Decisions & Common Scenarios
Registrant # _____	April 26 Evening	Session 1 - Council Decisions & Common Scenarios
Registrant # _____	May 3 <sup>rd</sup> Daytime	Session 2 - Bylaw & Rule Enforcement
Registrant # _____	May 3 <sup>rd</sup> Evening	Session 2 - Bylaw & Rule Enforcement
Registrant # _____	May 10 <sup>th</sup> Daytime	Session 3 - The Civil Resolution Tribunal
Registrant # _____	May 10 <sup>th</sup> Evening	Session 3 - The Civil Resolution Tribunal

**TOTAL COST:** \_\_\_\_\_ **Payment Option:** Cheque payable to CHOA    VISA    MasterCard    e-Transfer

**Please note that VISA DEBIT is not currently accepted.**

Card #: \_\_\_\_\_ Expiry \_\_\_\_\_ / \_\_\_\_\_  
Card holder Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Email for receipt: \_\_\_\_\_

**NO REFUNDS for no-shows or cancellations received less than 72 hours prior to event.**

All requests for refunds must be in writing, by email or by fax.

CHOA reserves the right to cancel or change seminars without notice, due to unforeseen circumstances.



Leadership, Education and Resources  
for strata owners across BC



We gratefully acknowledge the financial support  
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