

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

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Warm, moist weather is a breeding ground for all types of insects that infest our homes, but at what point do strata corporations take a vested interest in pest control and the interior conditions of a strata lot? An owner in Northern B.C. recently passed away with no apparent family or friends left behind. The strata corporation wasn't sure how to proceed because the owner had always refused inspection of the apartment. The strata had to ensure the premises were secure and there was no risk of damages to the building. Upon entering the unit, they were met with their own little shop of horrors to discover the owner had stored debris and garbage in the apartment for years. The place was swarming with flies and creepy insects. With the permission from the public trustee, the strata contracted a service to remove the debris, fumigate and restore the apartment.

Strata law: Strata owners must avail themselves or their homes for the inspection of the strata lot when the strata corporation gives proper notice. If owners or their tenants do not agree, they may be fined and potentially held liable for any costs that are incurred if the parties do not allow access. If there are damages that the corporation cannot repair because an owner refuses access, the corporation may have to obtain a court order to complete the necessary repairs. Ultimately, owners may bear the burden of the expenses.

Tips: Routine inspections are best performed by a qualified technician or trade on an annual basis with plenty of notice given to owners

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