



Welcome Bienvenue

CDG Mission:

To leverage the collective wisdom, knowledge and experience of its membership in order to help Directors manage their individual condominium operations more effectively and efficiently.



Meeting Agenda

29 Nov. 2016

Being Good Neighbours (Part I)

- **Legal compliance and enforcement:** *by Rod Escayola*
- **Directors' challenges of enforcement:** *by Janine Hutt*
- **Municipal By-law services:** *by Jake Gravelle*
- **Case studies, scenarios and discussion:** *by the members*

Good fences make good neighbours

**Enforcement of
condominium governing
documents**

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Hierarchy of condominium governing documents

- *Condominium Act*
- Declaration
- By-laws
- Rules

Hierarchy of condominium governing documents

Federal laws?

Provincial laws?

Municipal by-laws?

Obligation to enforce

- Corp., directors, employees, owners and occupiers *must* comply (s. 119)
- Corp., owners, occupiers have a right to require compliance (s. 119(3))
- Corp. has a duty to take all reasonable steps to ensure compliance with the Act, the declaration, the by-laws and the rules. (s. 17(3))

Historical breaches and waivers

- Consistency of enforcement
- Waivers
- Grandfathering

Enforcement: the how to

- Three strikes, you're out!
- Mediation/arbitration
- Court
- Condo Authority Tribunal ('New Act')

QUESTIONS?

Thanks! / Merci!



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Next Meetings

March 15, 2017

- Accommodation & conciliation

June 15, 2017

- Building communities &
Annual Wine and Cheese



Thanks / Merci

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