

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

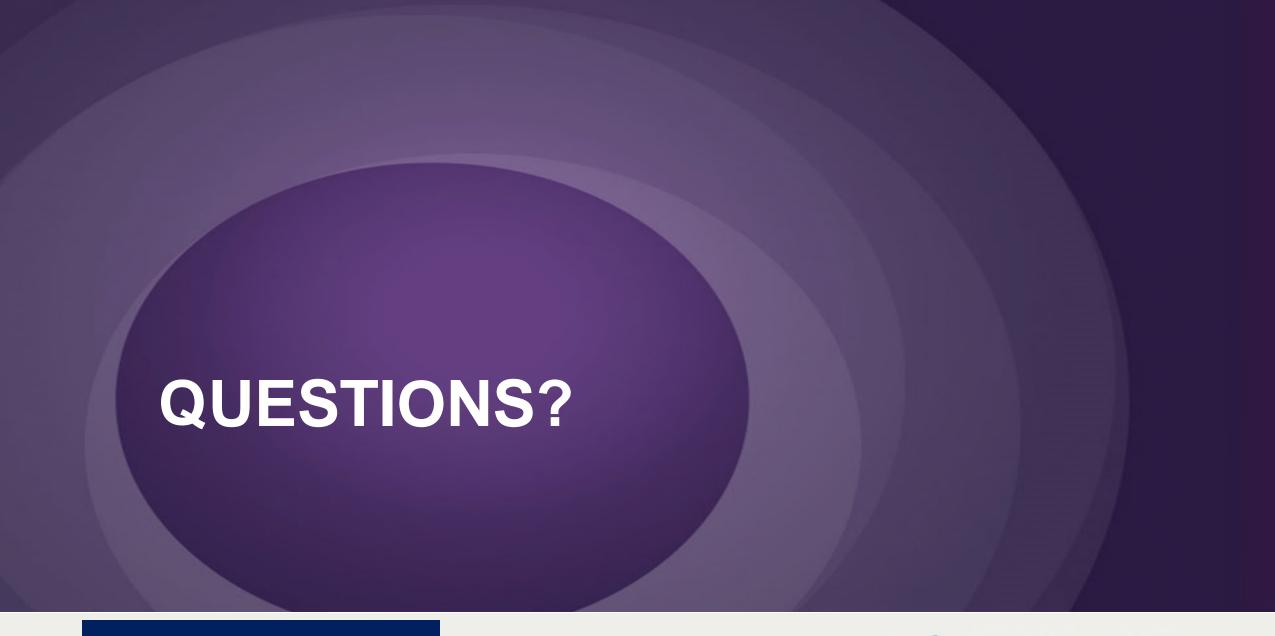
- Consistency of enforcement
- Waivers
- Grandfathering



Enforcement: the how to

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







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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