Strata requiring potential tenant(s) of a rental request to be subject to a screening requirement, when such a bylaw was contrary to provisions set out in the Strata Property Act.

- The licensee failed to distribute the financial records and the minutes for the Strata’s Annual General Meeting in a timely manner and, failed to respond promptly or at all, to numerous email and telephone requests sent to him by the Strata.

- The licensee failed to transfer Contingency Reserve Funds (CRF) within seven days after the end of the month in which the CRF money was received, contrary to section 7-9 of the Council Rules.

- The licensee failed to act in the best interests of the strata and to act with reasonable care and skill. He failed to advise the strata to obtain or ensure a contractor obtained building permits required for a project underway at the strata. He failed to advise the strata to ensure the contractor had valid and subsisting WorkSafe BC and insurance coverage for the duration of the project. These actions were contrary to sections 3-3(a) and 3-4 of the Council Rules.

- The licensee paid strata corporation expenses from his personal Visa account and reimbursed himself from the strata account fund. These actions were outside his scope of authority and were committed without written authorization from the strata council, contravening section 3-3(c) of the Council Rules.

Penalties tend to range from fines plus the cost of enforcement and remedial courses to license suspension or revocation. In December 2016 a managing broker was fined $10,000 which is the highest fine enforced since licensing began in B.C.

Overall, it seems clear that strata corporations and their funds are better protected than before licensing came into force; however, many would argue there is still room for improvement.

Sean Cornish is the Director of Condominium Management and General Operations Manager for Apollo Property Management in Ottawa. Prior to arriving in Ottawa in 2013, Sean was a strata agent, Regional Director and Vice-President of a top strata management company on the west coast for ten years.