

*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.*

# CCI Eastern Ontario Chapter Courses


**CCI Eastern Ontario Chapter  
SPRING 2017 CONDOMINIUM  
DIRECTOR'S COURSE**



**May 6-7, 2017 from 9:00 am – 4:00 pm**

**Hellenic Community Center, Hellenic Meeting and Reception Centre**  
1315 Prince of Wales Drive, Ottawa, Ontario

Sponsored by:



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**Sponsorship Opportunities**

**RESERVATIONS A MUST**  
Avoid Disappointment – Register Today

- The course is very comprehensive and reflects requirements of Ontario's Condominium Act.
- A must for all condominium directors, professionals and condominium owners who are potential directors or simply want a better understanding of the way condominiums function
- The course is delivered by professionals who specialize in the condominium sector – lawyers, engineers, property managers and accountants.
- A practical, hands-on course developed to reduce the risks of condominium ownership by equipping condominium corporation directors with the specialized management skills they need.

**Session Topics:**

1. What is a condo/overview of the Condominium Act
2. Status Certificates/Changes to Common Elements/ Insurance
3. Reserve Fund Planning
4. Property Management
5. Audit Process
6. Effective Directors
7. Highlights of the Condo Act \*NEW\*
8. Expert Panel - Question Forum


**Highlights of New Condo Act**

**REGISTRATION FORM**  
SPRING 2017 DIRECTORS' COURSE

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Province: \_\_\_\_\_  
Phone: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Manager's Email: \_\_\_\_\_  
Registrant's Email: \_\_\_\_\_  
Course Registration Fee

CCI Member- First Registrant.....	\$205.00
CCI Member- Additional Registrant .....	\$240.00
Non Member.....	\$570.00
<b>TOTAL \$:</b>	

HST/GST #R9966 870006 13% HST \$ \_\_\_\_\_

Please complete a registration form for each person registering. Registration includes all sessions, coffee breaks, two light lunches, and a complete binder of handout materials.  
Please note any dietary restrictions:  
Cheque Enclosed: \$ \_\_\_\_\_ Charge my  VISA    
Card # \_\_\_\_\_ Expiry Date \_\_\_\_/\_\_\_\_/\_\_\_\_  
Name on Card (please print) \_\_\_\_\_  
Signature: \_\_\_\_\_  
Please make cheque payable to:  
Canadian Condominium Institute – Ottawa and Area Chapter  
P.O. Box 32001, 1386 Richmond Road  
Ottawa, ON K2B 1A1  
Tel: 613-755-5145 Fax: 613-755-4086  
Email: info@cci-easternontario.ca  
Website: www.cci-easternontario.ca

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For more information please contact the office directly at 613-755-5145.  
To view upcoming seminars, please visit the Chapter website at: [www.cci-easternontario.ca/news-events/upcoming-events](http://www.cci-easternontario.ca/news-events/upcoming-events)



Canadian Condominium Institute **cci** Institut canadien des condominiums  
Eastern Ontario Chapter

**PRESENTS A KINGSTON CONDO FORUM**  
**MEET THE EXPERTS**

**MAY 27/17 – 9:00AM - NOON**

**FREE FOR MEMBERS**  
**NON-MEMBERS \$50**

**LOCATION**  
Ambassador hotel and Conference Centre,  
1550 Princess St., Kingston, ON



**TOPICS** Legislation | Regulation | Communication Updates | Experts | Legal  
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**REGISTRATION IS A MUST**

**SIGN UP:**  
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City: \_\_\_\_\_ Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
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Managers Email: \_\_\_\_\_

**SIGN UP AVAILABLE ONLINE:**  
<https://cci-portal.ca/events/May27Kingston>

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Eastern Ontario Chapter

Please send to:  
**Canadian Condominium Institute – Eastern Ontario Chapter**  
P.O. Box 32001  
1386 Richmond Road  
Ottawa, ON K2B 1A1  
Email: info@cci-easternontario.ca  
Phone: 613-755-5145  
Fax: 613-755-4086  
[www.cci-easternontario.ca](http://www.cci-easternontario.ca)