

WHEREAS:

- A. The bylaws of the strata corporation currently restrict the rental of strata lots;
- B. S.141 of the Strata Property Act (SPA) prohibits the strata corporation from restricting the rental of strata lots;
- C. S.121 the SPA makes any bylaw which contravenes s.141 unenforceable;
- D. The owners wish to repeal the existing rental bylaw;
- E. S.128 of the SPA allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

1. Bylaw 44 be repealed in its entirety and replaced with the following as Bylaw 44:

44. Rentals

- (1) Should an owner rent all or part of a strata lot, that owner must submit a completed and signed Notice of Tenant's Responsibility (Form K) to the strata corporation within 2 weeks of renting it.
- (2) An owner who fails to submit a completed and signed Notice of Tenant's Responsibility (Form K) within the time limit above shall be subject to a fine in the amount of \$200.00 for every week or part thereof that the strata lot is rented and the strata corporation is not in receipt of the same.

2. Bylaw 6 (2) be repealed in its entirety and replaced with the following as Bylaw 6 (2):

- 6 (2) Within two (2) weeks of a tenant residing in a strata lot, the owner of that strata lot must provide the strata corporation with a completed and signed Form K and Form K Addendum with the following:
- (a) The tenant's name;
 - (b) The strata lot number; and
 - (c) A means (telephone number or email address) for contacting the tenant.

3. Bylaw 33 (1) be repealed in its entirety and replaced with the following as Bylaw 33 (1):

- 33 (1) The Strata corporation may fine an owner or a tenant a maximum of:
- (a) Except as otherwise set out below, a fine of up to \$200 for each contravention of a bylaw.
 - (b) \$1,000 per day for the contravention of Bylaw 45(1)(a).
 - (c) \$50 for each contravention of a rule.