



# SUPERIOR REGION CONDO NEWS

Fall 2014

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## Northwestern Ontario Chapter

383 Mooney Avenue  
Thunder Bay, ON  
P7B 5L5

Tel: 807.346.5690  
Fax: 807.344.1507  
[www.cci.ca/NWOntario](http://www.cci.ca/NWOntario)  
NWOntario@cci.ca

### Officers & Directors

**Mr. Doug Steen**  
Steen Property Mgmt

**Mr. Dan Kelly**  
Chartered Accountant

**Mr. Tony Rapino**  
Canada Broker Link

**J. Douglas Shanks**  
Cheadles LLB.

**Mr. Gord Soloway**  
Northwestern Property  
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The newsletter is published twice per year, Spring & Fall and enable chapter members to advertise their services to condo owners, developers & management companies.

### Advertising Submissions

Professional Member Directory	Engineering & Reserve Fund Studies
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## SAVE THE DATE

### Condominium Course Level 101

Condo 101 is an introductory course geared to Condominium Board Members and Owners. The basics of Board Governance, Financial and Maintenance Responsibilities as well as Legal Obligations will be covered.

Tentative Date: Saturday, April 11, 2015  
9:00am- 1:00pm at the Masonic Hall on Dease St.

ENROLLMENT FEES: CCI Members: \$60.00 for each, Non-Member: \$100.00 each, (includes HST)

Coffee, tea and snacks included.

# Presidents Message

By Doug Shanks, President CCI NWO

Where does the time go? It is hard to believe that summer has been and gone already. The Condo market in Thunder Bay is still hot with the waterfront condo's selling well and condo sales are generally up all across the City.

CCI NWO has been busy this year.

We have made a concerted effort to improve attendance at our seminars, and engage the directors of condo's and owners of condo units. We had a seminar in the spring on Condo reform and Armand Conant was our guest speaker. There was a great turnout. This fall we had a seminar on Condo Cases in Canada, with Jim Davidson, a lawyer from Ottawa, as our speaker. We had over 40 people turn out for that seminar and it was well received. All of the participants had nothing but great things to say about the presentation and Jim's enthusiasm and knowledge of the topics. These kinds of presentations were made possible with a special onetime grant from CCI National, and have raised the awareness of CCI in our district and has reinvigorated our seminars.

CCI NWO has been making an effort to get into the 21st century communications and social media. We are revamping our web page and looking at Face Book and Twitter as a way to connect with the condo community. We are making concerted efforts to get email addresses of the officers and directors of all of the condo corporations in Thunder Bay and the area, so that we can communicate better, cheaper and faster with our newsletters ( including Nationals revamped electronic newsletter) and seminar information. If you want to receive email notices from us of upcoming CCI seminars, electronic copies of this newsletter in the spring and fall etc., then contact Lori, our new administrator for CCI NWO at NWOntario@cci.ca and she can set you up.

On the topic of seminars, be sure to mark your calendar for our Condo 100 course and Condo Reform seminar April 11 2015. This course is a must for new Condo directors and a great refresher for more seasoned directors of condo corporations. More details will come as we get closer to April next year, but some people like to know well in advance when the seminars are going to be held. If your condo is a member of CCI then all of the directors and owners in that condo get a preferred rate for the seminar. Here is a sample of the topics that are covered by CCI NWO in its condo 100 course.

## What is a condominium?

- Creation and Constitution
- Directors- Standard of Care
- Physical management - Status certificates, meetings and voting, alterations and improvements, declaration, bylaws and rules
- Insurance
- Standard Unit Bylaw
- Reserve Fund Studies, plans and investments
- Auditors
- Budgets
- Corporations Money
- Remedies
- Liens
- Entry of Units
- Leasing by the Owner

Hope to see you at our next seminar. Have a great fall season and all the best for the holiday season which is right around the corner.

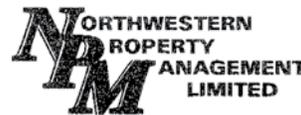
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lawyers & trademark agents LLP

J. Douglas Shanks, LL.B.  
Cellular 807.628.4109  
shanksj@cheadles.com

Suite 2000, 715 Hewitson Street, Thunder Bay, ON  
Tel 807.622.6821 • Fax 807.623.3892

Mailing Address:  
P.O. Box 10429, Thunder Bay, ON P7B 6T8



**Gordon C. Soloway**  
B.ADMIN. CMA. RPA

1070 Lithium Drive  
P.O. Box 10457  
Thunder Bay, ON  
P7B 6T9

Tel 807.346.4282  
Fax 807.346.4292

# Message from the National President

By Geoff Penny, BA, LLB, ACCI, CCI National President



Greetings to all CCI members across the country. Today is the first day of Fall and thankfully summer like temperatures appear to be hanging on for the time being. With any luck the fine weather will continue for all of us for a little while longer. I hope all of our members

had a safe and enjoyable summer and now feel rejuvenated to get back to business.

The onset of Fall also marks the beginning of AGM season amongst our various Chapters. Special greetings from the National Executive have been prepared for each Chapter and are forwarded as each AGM date approaches. Last year I was pleased to know that our greetings were shared at various AGMs. This is the Executive's way of recognizing the efforts of your

local chapter boards and to let all of our members know about various national efforts and projects that have been completed or are ongoing. I do hope that you all will make an effort to attend your Chapter's AGM and participate. Your Chapter Board will be reviewing its activities and accomplishments over the last year and will also discuss initiatives planned for the upcoming year. Thank you again to all Chapter volunteers for dedicating their time and effort this year.

Our National Committees continue to drive the work of our organization and have been meeting recently to continue work on their various projects and mandates. The membership of these committees comes directly from each of our sixteen chapters and is composed of individuals with diverse backgrounds. This ensures excellent cross-representation of opinions, experiences and skills which has made our committee structures so successful. There is also a direct link between the committees and the chapters themselves which facilitates sharing of ideas and a greater sense of involvement at the chapter level. Committees now meet face to face twice during the year in addition to regular teleconferences. I would encourage any of our members with time and ideas to share to consider participating in one or more of the national committees.

This is my last message to CCI members as President of the National Executive. I will move into the position as National Chair following the AGM in November. In conclusion, I'd like to express my sincere thanks to my fellow executive directors, committee chairs and members and general members everywhere. It has been a pleasure working with you and for you over the last two years. I am pleased and humbled to think that I have played some small part in the continuing and expanding success of CCI. I wish you all well.



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[www.jdbarnes.com](http://www.jdbarnes.com)

# Condo Cases Across Canada

By James Davidson, LL.B., ACCI, FCCI, Belligan O'Brien Payne, Ottawa

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It is my pleasure to provide these brief summaries of recent condominium Court decisions across Canada. I don't provide summaries of every decision rendered. I select a handful of decisions that I hope readers will find interesting. I hope readers enjoy this regular column of the CCI Review.

## **THE HOT TOPIC – Courts Ordering Sale of Units**

We are seeing more and more cases where the Courts are willing to order the eviction of an owner and/or the sale of the unit. Most recently, we've had a case from B.C. and two cases from Ontario.

Here are the summaries:

### **Bea v. The owners, Strata Plan LMS2138 (British Columbia Supreme Court) May 12, 2014**

#### **Court orders sale of unit due to owner's contempt of Court**

The owner made several petitions, in each case repeating the owner's challenge to the strata corporation's parking arrangements. All of the petitions were dismissed, with cost awards in favour of the strata corporation. The repeating petitions were held to be an abuse of the Court's process, given the fact that the Court had previously decided the matters in dispute.

The Court had also previously ordered that the owner pay a fine of \$10,000 due to the owner's contempt. The owner refused to pay the fine. Ultimately the Court ordered that the owner's unit be sold. The Court said:

As I have noted more than once, this represents a departure from precedent insofar as punishment for contempt of court is concerned. It is, however, as I see it, an appropriate evolution that is in line with sanctions that have been imposed in analogous circumstances for similar egregious behavior. In this case, it appears certain that Mrs. Bea is destined to lose her property in any event through the enforcement of the many judgments for costs registered against it. The question is whether the owners should be put through the additional expense and frustration of proceeding in that way in the face of the Beas' unremitting pattern of abuse of the court process, and the ever mounting costs of dealing with them. I think not. The time to end their abuse of the court's process is now.

### **Carleton Condominium Corporation No. 348 v. Chevalier (Ontario Superior Court) June 25, 2014**

#### **Court orders eviction of owner**

The unit owner, Mr. Chevalier, had repeatedly violated the Condominium Act, 1998 and the declaration, by-laws and rules of the condominium corporation. He had also contravened previous Court orders. His tenant, Mr. Basmadji, had also contravened the Act, declaration, by-laws and rules. The Court had previously ordered his eviction.

The Court ordered that Mr. Chevalier vacate the unit. The Court said:

In this case, it is obvious that previous court orders have been insufficient to control the unacceptable and antisocial behavior of the Respondents. Their actions have presented a series of health and safety issues for other residents, management, visitors and contractors at the Condominium Corporation. It is apparent that the Respondent, Yves Chevalier, suffers from a mental illness. I appreciate that it would be a hardship for him to vacate his unit which will probably be sold. Nevertheless, I am advised by the (Office of the Public Guardian and Trustee) that he is not without resources. There have been at least three previous court orders for costs which have been added to the common expenses for his unit. These have been paid by the (Office of the Public Guardian and Trustee) on behalf of the Respondent. Further orders for the costs will continue to jeopardize his remaining assets and make his continued occupancy of the unit impossible in any event.

### **York CC No. 301 v. James (Ontario Superior Court) May 5, 2014**

#### **Court orders sale of unit due to owner's misconduct, despite owner's mental illness.**

The Court ordered that the owner's unit be sold due to her "unacceptable and anti-social behaviour", and her failure to comply with previous Court orders. The Court said:

Unfortunately, the respondent suffers from a mental illness. I appreciate that it will be a hardship for her to vacate the unit and have the unit sold. However, it must be borne in mind that while the applicant is a corporate body, it is the men, women,

and children who live and work in the building and their visitors and guests who have been confronted with behavior that ranges from disturbing to disgusting to threatening. I do not see remedies short of an order vacating the unit and ordering a sale as sufficient to address the uncontested breaches of the Act and the rules of the condominium corporation.

The Court also ordered that the owner's misconduct be restrained.

## Ontario Case – Robinson v. York Condominium Corporation No. 365 (Ontario Human Rights Tribunal) July 18, 2014

### Changes to security system did not increase electro-magnetic radiation. Owner's human rights claim dismissed

The Applicant was a resident in the high-rise condominium. She suffered from electro-magnetic sensitivity, which the Human Rights Tribunal described as a "very complex medical condition that is extremely disabling". She claimed that changes made to the building's security system had caused her suffering to increase, due to increased electro-magnetic radiation in and around her unit. She made a claim for accommodation to the Ontario Human Rights Tribunal. The Tribunal dismissed the claim. The Tribunal said that the evidence did not indicate that the changes to the security system had increased electro-magnetic radiation in any way that could have affected the Applicant's symptoms.

## Morley v. London Condominium Corporation No. 2 (Ontario Human Rights Tribunal) March 17, 2014

### Condominium corporation ordered to pay \$1,000 for breach of confidentiality

The owner and condominium corporation had reached a settlement of the owner's human rights claim. In the minutes of settlement, the corporation agreed to install a new entrance ramp to the owner's unit. The settlement agreement also included a provision requiring that the settlement not be disclosed to third parties (with certain exceptions, including disclosure "required by law").

In a newsletter, the condominium corporation disclosed to all owners the fact that the condominium corporation had installed the ramp at its expense. The Tribunal said that this was a breach of the confidentiality provision in the settlement agreement and ordered the condominium corporation to pay the owner \$1,000.

[Editorial Note: In my respectful view, the Tribunal's decision fails to recognize the condominium corporation's statutory duty to account to all owners for the corporation's spending of the owners' money.]

## Get Connected

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## Communication Nuance 101

Know your message, use the best media, target the correct demographic and apply the best science to the sharing process

Every time a board or a manager makes a decision or becomes aware of information that must be shared, we should be looking at communication as a science and not simply as a means to transfer some sort of message. When the board comes to a decision we almost always ask "How will that be recorded in the minutes?" and yet, we rarely ask, "Is this something to be shared?"

The word "communication" is of itself a very vague concept. If we ask any five people what "Communication" means we will

get the inevitable six answers. It means many things to many people regarding differing things at differing times. It's a moving target that has resulted in a definition that is hard to establish and harder to understand. It sounds more like some sort of corporate buzz word or strategy than something we should all be paying attention to. Besides, if the definition of communication is a moving target, we will all be correct all the time in every situation regardless of the ability of the message to be received well... so why worry?

Regardless of what we want to call it, we should all be asking the same questions; "Is this something we should be sharing?" If the answer is yes, then we need to break down the concept

of sharing into four major sectors .... Message Content(the "Message"), Message media (how we convey the message), the target demographics (who should get the message) and finally; the science of communication (the application and theory of how to best market the message).

## The Message

It is far too easy to decide that this or that should be "communicated" to some group or another. Let's share this with the residents of the building. This message content is relatively easy to identify and we are already pretty good at this 25% of the "communication" protocol. The problem is that we fail miserably at the remaining 75% of the equation. Let's see how the remaining 75% can contribute to effective "sharing" of information.

## Message Media

The way we share information ("communication") is called the media. Whether we are using corkboard media, electronic screens, web sites or email, the way we share information needs to be targeted at our demographic. Hand delivered notices can be very passe, but also very effective in the right environment. Electronic remotely fed bulletin boards or email blasts may be the most effective method in your building or to meet your needs. Regardless of the media, analysis needs to happen in order to determine the best way to convey the message. Remember the old adage that a picture is worth a thousand words. Visual stimulation is almost always better than the written word.

## Target Demographics

Who are you trying to share with? The message should always be geared to the intended recipients. If you are targeting a primarily younger demographic, then tailor the message content and the media to get to the intended audience. Older demographics may want to have hard copies that they can touch and read at their leisure. Email blasts might be better for a younger professional group. Consider who you are targeting and gear the media to reach the majority of the demographic intended.

## The Science of Communication

Perhaps the least understood and least applied part of the sharing equation is the science behind successful sharing of information. How often do you repeat the message? How many different forms of media do you use? What type of media

is best for what target audience? Audio? Visual? Printed? Pre-emptive? Reactive? And on and on ..... . We often look to the manager to manage our communication methodologies when we should be looking to communication "experts" to manage our sharing requirements.

Would we want a plumber doing our brain surgery? Clearly the answer is no. Then why do we continually expect that a generalist experienced in building systems would be an expert in communication or the complexities of sharing information?

Communication, or a better description, the "art of sharing", really comprises much more than simply telling something. It is really the combined effort of knowing the message, utilizing the best type(s) of media, consciously targeting the correct demographics and finally applying the correct "science" to the entire sharing process. If we can all agree that the only thing more expensive than an expert is an amateur, then let's stop utilizing managers or volunteer unskilled directors and residents to coordinate our sharing efforts. Let's start utilizing the collective experience of firms that specialize in communication techniques to share vital information with residents and owners.

A typical AGM will result in at least one owner complaining that "communication" must be more effective. Isn't it time we listened? Let's get the experts assisting boards and managers and create an environment where science dictates how we share information instead of letting well intentioned amateurs fumble partly way through the process. Communication is sharing and the sharing has an entire science behind it that most of us are not qualified or inclined to follow. Let's start on the path of true transparency that we have been asked to provide for years. We may not know that this is the right path to follow, only that the way we have approached communication in the past has not worked. Take a chance, hire a professional and be a leader!



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# Condominium Maintenance Financing

## A Viable Option for Funding Shortfalls

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Everyone who has been involved in a condominium corporation, either as an investor or a condo owner, understands the potential financial impacts and/or difficulties related to constant maintenance requirements and extensive repairs. If the condo is not properly maintained and repairs are not carried out promptly, the value of the entire property is

potentially at risk. Plus, there could be liability issues and the units may no longer be attractive to prospective buyers and tenants. Often, the monthly condo fees paid by unit owners cover little more than the day-to-day running of the condo in an attempt to keep fees low. This means financing for planned or unplanned Maintenance work may not be readily available when it's time to take on an important repair or maintenance project.

This is where condominium corporation maintenance financing may be a useful alternative to a special assessment or the unthinkable option of not proceeding with the project at all. If the corporation obtains a loan to cover the necessary work, it can avoid a lot of the unpleasantness that accompanies a poorly maintained condo.

## What are the Benefits of Condominium Corporation Maintenance Financing?

The condo corporation can receive the required funds when the maintenance or repair work is scheduled to start. This eliminates the long waiting periods that can occur while unit owners struggle to gather their share of a Special Assessment. Condo corporation financing ensures that the project can be carried out in its entirety, without deferring

some elements to a later time when construction costs may have risen. Instead of staging projects over multiple years, efficiencies can be gained by having a contractor set up once. Often, they will offer a price break to secure all of the work in the immediate term.

Proper maintenance of the building envelope and the common property is essential to preserve the value of the property as well as to attract suitable buyers and tenants, and to create a pleasant home for the current residents. While it may be true, the explanation that funds are not available for maintenance simply does not create an impression of a well-managed condo.

From the perspective of the unit owners, Condo Corporation financing may eliminate the need for large, lump sum Special Assessments for which many may have difficulty obtaining personal financing, if they can afford it at all. From a board's perspective it may eliminate the unpleasant task of enforcing collection of an onerous assessment, and maybe even foreclosures, as the financing option simply increases the current monthly budget, which may or may not require an increase in the monthly condo fees. While there still may be a financial impact, it's likely much more manageable given it is spread over a period of time.

Individual unit owners do not need to qualify for financing, because the loan is provided directly to the condo corporation. Unit owners therefore benefit from the project without having to undergo the full credit process and it has no effect on their credit record.

Since the cost of a condo loan can be added to the corporation's budget, current and future unit owners share the cost of the maintenance and repair work. This is a very reasonable approach when considering that both share the benefits of the improvements.

A loan can also be an alternative to the need for a condo to drain down its reserve fund for unexpected repairs, which it may need in an emergency or for future planned projects. Essential repairs such as the replacement of a leaky roof need to be carried out immediately and if a healthy reserve fund is in place, the corporation may want to leave it intact and avoid depleting it prematurely.

Other improvements that condo corporations may not easily afford without the financing option, can potentially add significant value to the property if implemented. For example, energy-saving retrofits such as high-efficiency boilers and solar and geothermal upgrades can create significant utility savings for the unit owners while also being more environmentally friendly.

It is no longer necessary to allow condos to deteriorate in physical terms and in value simply because the corporation cannot afford to maintain and upgrade their complex. Condo financing is an increasingly popular solution, with some lenders recognizing the need and providing the ability to assist with this pursuit of this option. Condominium corporations faced with the need for a Special Assessment owe it to both their current and future ownership group to consider the option of financing.

# Walk Your Site – Winter is Coming

By Gord Rajewski, R.E.T.

Condominium Boards and Owners should undertake a "walk-around" inspection of their Condominium's site. These inspections are encouraged to take place regularly. However, it is especially vital that they be done in the Spring and Fall, prior to the arrival of snow. If the roofs are finished with shingles, visually ensure that the shingles are all in place, and there are no "bare spots" showing, broken or Loose shingles. Eaves trough gutters and down spouts should also be checked. After the Leaves have finished falling, gutters should be cleaned to ensure that when needed, they will provide adequate drainage. Check to ensure that the gutters remain attached to the buildings.

Visually review the exterior cladding. If the exterior features wood siding, check for Loose, cracked or otherwise damaged boards. Check for popping nails. Significant areas of damage should be repaired or replaced to restore the weather barrier integrity of the exterior cladding. If the building is clad with stucco, check for signs of cracking, bulged

areas or unusual staining. Note the visual condition of exterior caulking. Caulking is typically utilized to provide a seal against intrusion of moisture around window and door openings, and joints in the exterior cladding. Minor repair of caulked joints

can be undertaken to restore weather tightness in the Fall season.

Note the condition of balcony decks, posts, guardrails and wooden steps. Any damaged or Loose pieces should be repaired or replaced. Have the unit holders check their windows and doors, ensuring that the weep holes are being cleared of build-up, that windows slide and close adequately, and that doors and windows are provided with adequate weather-stripping.

Once bedding plants and flowers have been cleared away, visually check the site drainage, particularly adjoining the foundations of buildings. It is essential that the soil slopes away from, and not towards, the building's foundation, in order that positive drainage takes place.

A review of parking lots and drive aisles should also be done. Review the parking surfaces for signs of significant distress in form of cracks, spalls, and collapse. Potholes should be re-built and minor repair undertaken prior to the onset of cold weather.

Review the condition of all exterior drains. Essentially, a walk of your site is intended to reveal any condition that might require attention that could lead to a problem during the winter months, if not addressed.



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**Begoña (Be) Nolan**  
Mortgage Specialist  
T. 807.474.8858  
begona.nolan@rbc.com



**Brenton Hagberg**  
Mortgage Specialist  
T. 807.251.7251  
brenton.hagberg@rbc.com



**Patti Derkson**  
Mortgage Specialist  
T. 807.251.0113  
patti.derkson@rbc.com



**Tony Lepore**  
Mortgage Specialist  
T. 807.621.9611  
tonylepore@rbc.com



**Mary-Lou Lepore**  
Mortgage Specialist  
T. 807.251.4529  
marylou.lepore@rbc.com

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# Problematic owners. When is enough, enough?

By Doug Shanks and Rachael Paquette

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The allure of affordable ownership and carefree living can quickly turn into a nightmare when condominium unit owners find there is a problematic owner among them. The Ontario Superior Court recognizes that by joining a condominium corporation each owner agrees to share certain collective property and abide by a set of rules and obligations to protect the collective, but what recourse is there when an owner seriously transgresses what is socially and legally acceptable — and just when is enough, enough?

## Condominium Act, 1998, S.O. 1998, c.19

The Condominium Corporation has no statutory power to evict; rather, the Condominium Act (“Act”) sets out circumstances where the condominium corporation may make an application to the Superior Court of Justice for an order enforcing compliance with any provision of the Act, the declaration, the by-laws and the rules (s. 134(1)). The Act, however, places a positive duty on a condominium corporation to take all reasonable steps to ensure that all unit owners and occupiers comply with the Act, the declaration, the by-laws and the rules of the condominium corporation (s. 119(1)).

Furthermore, a condition or activity that is likely to damage the property or cause injury to an individual is prohibited in a unit or in the common elements (s. 117).

## The Law

When is enough, enough? At what point will the court order a unit owner to vacate and force a sale of the unit? The court finds such a remedial measure as “extraordinary relief” and “draconian;” nonetheless, in certain circumstances such an order has been made to restore balance where the problematic condominium owner’s actions have irreparably broken the bond with the rest of the community.

In Peel Condominium Corporation No. 28 v Pereira, M. Donahue J was satisfied that Pereira had breached the “dangerous activities” provision in the Act. At various times Pereira ejected cat litter feces and water from his balcony; failed to comply with the request to remove a wire mesh screen or enclosure on his balcony for two years, and repeatedly abused employees and residents of the building verbally and physically in a manner that was threatening or intimidating to them. In one instance he is reported to have picked up a 20-foot ladder and thrown it in the superintendent’s direction. While the actions of Pereira were found to be “extremely serious and

troubling”, the court held a lesser order requiring compliance would suffice. Pereira ultimately complied with provisions of that order responding to a number of complaints made against him including removal of the balcony screen albeit after the application was commenced.

M. Donahue J. concluded the facts in Pereira fell far short of the “extraordinary behavior” in Metropolitan Toronto Condominium Corporation No. 747 v. Korolekh, (“Korolekh”), where the court was persuaded that an order requiring Ms. Korolekh to sell her unit and vacate within three months was justified in the unusual circumstances of that case.

Ms. Korolekh's behaviour included: physical violence; use of a large aggressive dog to frighten and intimidate; extraordinary verbal abuse including racial slurs, obscene remarks and threats; interference with enjoyment of property by playing loud music and throwing eggs at unit windows; and actual damage to property. M.A. Code J. stated Ms. Korolekh’s “...misconduct was serious and persistent” and the “impact on the small community was exceptional.” She appeared to be “incorrigible and unmanageable.” There were no signs she was willing or able to change and ultimately the community feared Korolekh.

Similarly, in York Condominium Corporation No. 301 v James (Litigation Guardian), 2014 ONSC 2638, James was ordered to vacate her condo unit and the unit to be sold.

James’ violent, harassing and inappropriate conduct led to an application to the court to have her removed from the unit and a sale of the unit. The court made an order to restrain her conduct, but then James breached the restraining order by: starting two fires in her unit; threatening and harassing two persons by leaving human excrement in front of their door within the condominium corporation; assaulting a person within the property by punching her in the face; exposing herself while naked to two persons within the condominium corporation; making obscene gestures, forcing her way into another person's unit on numerous occasions; yelling at and assailing various people, including contractors of the condominium corporation; intercepting various people on the common elements; and threatening two people within the common elements by saying “you better watch your backs.” Several unit owners submitted affidavits that expressed either fear or serious concern about encountering James in the common elements or near the condominium.

Unfortunately, previous court orders did not suffice to control James' behavior. The court recognized James' actions "presented a series of health and safety issues for other residents, management, and visitors to the condominium corporation."

Notwithstanding her mental illness and the hardship to her caused by the order to vacate the unit and have the unit sold the court recognized that her behavior which ranged from "disturbing to disgusting to threatening" affected "the men, women and children who live and work in the building and their visitors and guests who [had] been confronted with her behavior." B.P. O'Marra J., held no other remedies short of an order to vacate and sell the unit was sufficient to address the uncontested breaches of the Act and the rules of the condominium corporation.

### What does this all mean for you and your condominium community?

While Korolekh and James establish that with the right evidence, or as M.A. Code J. stated in Korolekh "where "there is a "perfect storm" where the misconduct is serious and persistent, where its impact on a small community has been exceptional and where the [problematic condominium unit owner] appears to be incorrigible or unmanageable" the Courts will order the condominium unit owner vacated and the forced sale of the unit; however, the remedy of removing a troublesome condo owner for actions under the threshold of "dangerous activities" requires a condominium community to be subject to extreme abuse for a considerable period of time before the evidence reaches a point compelling court intervention.

### Noteworthy differences between Peel and Korolekh and James

First, Pereira ultimately complied with the complaints while Korolekh and James were not willing or able to change their behavior and remained ultimately "unsuitable for communal living."

Second, while Pereira's actions were "extremely serious and troubling" he did not cross the dangerous activities threshold by physically assaulting someone or causing damage to property as in Korolekh and James.

With this in mind, it is crucial that community members and non-community members document each incident since the court will consider the totality of the circumstances when deciding whether to take such an extraordinary measure as ordering a troublesome unit owner to vacate and a forced sale of the unit.

Doug Shanks is a business lawyer and senior partner in Thunder Bay at Cheadles LLP who practices condominium law in Ontario. He advises condominium boards and owners of their rights and obligations under laws affecting condominiums and their owners. Rachael Paquette is articling at Cheadles LLP and was instrumental in preparing this article.

This article is provided for legal information only, and is not legal advice. Legal advice should be obtained with respect to specific fact situations.

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**DANIEL P. KELLY**  
**PROFESSIONAL CORPORATION**

**Daniel P. Kelly**  
**Chartered Accountant**  
**Licensed Public Accountant**

Suite 201, 920 Tungsten St.  
 Thunder Bay, ON P7B 5Z6

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Banting Place	0-49	48
Boulevard Park Place	10-149	72
Brookside Manor	0-49	48
Brookside Place	0-49	24
Fanshaw Place	0-49	36
Fanshaw Place II	0-49	30
Foxborough	0-49	0
Glengowan Place	50-149	54
Guildwood Park #3	50-149	70
Guildwood Park #4	0-49	40
Guildwood Park #6	0-49	40
Harbourview Terrace I	50-149	67
Harbourview Terrace II	0-49	35
Islandview Kenora	0-49	40
King Arthur Suites	0-49	36
Leland Court	0-49	13
Maplecrest Tower	50-149	98
Mariday Suites	0-49	48
Marina Park Place	0-49	29
McVicar Estates	50-149	53
Paark West Manor II	0-49	31
Parkview Condo	0-49	17
Parkview Meadows I & II	50-149	54
Parkview Meadows III	50-149	50
Parkwest Manor 1	0-49	31
Pine Crest Manor	0-49	32
Signature Court	0-49	36
Silver Harbour Estates	0-49	21
The Carriage House	0-49	22
Varsity Square	0-49	48
Victoria Park	0-49	42
Waverly Park Towers	150+	151

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