

*Strata Property Act*

**FORM K**

**NOTICE OF TENANT’S RESPONSIBILITIES**

*(Section 146)*

Re: Strata Plan 1601, strata lot .....

Name of Owner(s) .....

Street Address of Strata Lot .....

Name of Tenant(s) .....

Date of tenancy ..... until .....

**I confirm that the rental of my home complies with all registered bylaws** *(see over for registered bylaw 36).*

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**IMPORTANT NOTICE TO TENANTS:**

- 1** Under the *Strata Property Act*, a tenant in a strata corporation must comply with the bylaws and rules of the strata corporation that are in force from time to time.
  - 2** The current bylaws and rules may be changed by the strata corporation, and if they are changed, the tenant **must** comply with the changed bylaws and rules.
  - 3** If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a bylaw or rule, the tenant is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the strata corporation incurs costs for remedying a contravention, payment of those costs.
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Date: .....  
*(month/day/year)*

Address to which any notices to the registered  
Landlord or Agent of Landlord of the strata lot  
shall be delivered is:

.....  
Signature of Landlord or Agent of Landlord

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.....  
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.....  
Signature of Tenant(s)

.....

**Strata Plan Registered Bylaw 36 states:**

**Rental:**

- (1) A lease to a non-family member other than an owner of a strata lot in Strata Plan 1601 must be for at least one month and not exceed a period of six months in any twelve-month period. In cases of hardship, Council may extend the time limit upon application in writing by the lot owner.

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**Please Note:**

Owners may be fined under Registered Bylaw #36 if proper notification is not given to the Strata Corporation of the rental of a strata lot. Further, the Strata Property Act, Section 146, states as follows:

**Landlord to give bylaws, rules and Notice of Tenant's Responsibilities to tenant:**

- (1) Before a landlord rents all or part of a residential strata lot, the landlord must give the prospective tenant
  - (a) the current bylaws and rules, and
  - (b) a Notice of Tenant's Responsibilities in the prescribed form
- (2) Within 2 weeks of renting all or part of a residential strata lot, the landlord must give the strata corporation a copy of the notice signed by the tenant.
- (3) If a landlord fails to comply with subsection (1) or (2), the tenant
  - (a) is still bound by the bylaws and rules, but
  - (b) may, within 90 days of learning of the landlord's failure to comply, end the tenancy agreement without penalty by giving notice to the landlord.
- (4) If a tenant ends a tenancy agreement under subsection (3), the landlord must pay the tenant's reasonable moving expenses to a maximum of one month's rent.