

June 14, 2017

Sutton Group West Coast
c/o Ralph Stiebel

Dear Sirs,

Re: Form B Certificate for 5D – 338 Taylor Way, West Vancouver, BC

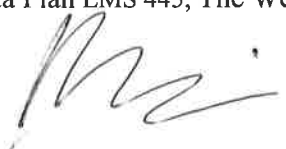
Please find enclosed the following:

- 1) Form B including attachments of the Current Approved Budget, a copy of the Rules of the Strata Corporation (NB: These Rules may vary from those filed at Land Title Office), a copy of the Rental Disclosure Statement, copies of Civil Resolution Tribunal Dispute Notices dated May 4/17 & May 26/17, and a copy of the Depreciation Report prepared by RDH Building Engineering Ltd. dated August 2012.
- 2) Copy of the Invoice for providing requested documents.

The enclosed Information Certificate (Form B) is delivered by The Wynford Group, as Property Management Agents for The Owners, Strata Plan LMS 445, The West Royal (the "Strata Corporation"). The information provided in the Form B is the result of the information received from the Strata Corporation and its representatives and the recipient of this Form B should not treat the information as warranted to be correct by The Wynford Group or its Strata Managers.

Yours truly,

THE WYNFORD GROUP
Managing Agents for
Strata Plan LMS 445, The West Royal



Per: Bettina Rodenkirchen
Vice President Property Management / General Manager

Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan **LMS 445** certify that the information contained in this certificate with respect to Strata Lot **24** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$ 668.58**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*)
Pending clearance of the June strata fee payment: **\$ 0.00**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
 no yes (*attach copy of all agreements*)
To the best of our knowledge. The Owner should also be consulted re owner agreements.
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved **\$ 0.00**
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year **Unknown**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$1,003,731.39**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes (*attach copy of all amendments*)
- (h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
 no yes (*attach copy of all resolutions*)
- (h.1) Are there any winding-up resolutions that have been passed?
 no yes (*attach copy of all resolutions*)
- (i) Has notice been given for any resolutions requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws that have not yet been voted on?
 no yes (*attach copy of all notices*)
- (j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgements or orders against the strata corporation?
 no yes **NB: See attached Civil Resolution Tribunal Notices**
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
 no yes (*attach copies of all notices or work orders*)
- (l) Number of strata lots in the strata plan that are rented **20**
(includes family & hardship rentals, if any)

(m) Are there any parking stall(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box

- No parking stall is available
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- Parking stall(s) number(s) _____ is/are part of the strata lot
 Parking stall(s) number(s) _____ is/are separate strata lot(s) or part(s) of a strata lot _____ [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]
 Parking stall(s) number(s) _____ is/are limited common property
 Parking stall(s) number(s) 317 & 318 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) 317 & 318 is/are allocated with strata council approval*
 Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
 Parking stall(s) number(s) _____ may have been allocated by owner developer assignment

Details: [Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box:

- No storage locker is available
 No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
 Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
 Storage locker(s) number(s) _____ is/are limited common property
 Storage locker(s) number(s) 45 (S1) P1 – under 338 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) 45 (S1) P1 – under 338 is/are allocated with strata council approval*
 Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
 Storage locker(s) number(s) _____ may have been allocated by owner developer assignment

Details: [Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any;
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

(See covering letter for description of all attachments to this Form B.)

Date: June 14, 2017



The Wynford Group, as Managing Agents
For Strata Plan LMS 445, The West Royal
per: Sharon Kelly
Strata Manager

NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HEREWITH.

**Strata Plan LMS 445 - WestRoyal
Final 2016-2017 Operating Budget
August 31st Year-end**

					8-Nov-16
GL Code	Description	Actual to Jul. 31, 2016	Estimated to Aug. 31, 2016	2015-2016 Budget	Approved 2016-2017 Budget
400000	REVENUES				
405000	Strata Fees	1,206,611.82	1,316,304	1,316,301	1,381,849
407990	Ground Lease Assessments	218,896.33	238,796	238,796	248,350
415000	Bylaw Fines / Late Fees	450.00	450	-	-
422500	Interest Income - Operating	1,788.68	1,900	1,000	1,500
424000	Interest On Overdue Accounts	303.60	362	-	-
428500	Move-in / Move-out Charges	5,400.00	6,400	4,000	4,000
429500	Key Revenue	1,170.00	1,350	-	-
431500	Lounge Rental	3,400.00	3,400	1,000	3,000
431600	Suite Rentals	400.00	800	-	-
432500	Caretaker's Suite	8,800.00	9,600	2,400	9,600
438600	Locker	7,350.00	7,815	4,000	5,500
440600	Door Openers - Transmitters	1,950.00	2,110	750	1,000
441600	Miscellaneous Revenue	417.50	418	-	-
444000	Owner Chargeback	-10,688.15	-	-	-
499900	TOTAL REVENUES	1,446,249.78	1,589,704	1,568,247	1,654,799
500000	OPERATING EXPENSES				
509800	RESIDENT MANAGER EXPENSES				
509806	Wages & Benefits Resident Manager	0.00	1,233	3,350	-
509810	Wages - Resident Manager	34,979.07	39,743	50,000	64,000
509811	Wages - Resident Manager Relief	-	-	2,500	2,500
509814	Workers' Compensation	-	-	1,000	-
509900	TOTAL CARETAKER EXPENSE	34,979.07	40,976	56,850	66,500
510000	ADMINISTRATIVE EXPENSES				
511000	Management Fees	39,119.85	42,676	42,676	43,535
511600	Bank Administration Fee	693.00	756	756	800
512000	Audit / Review	3,804.13	4,148	4,150	4,150
513000	Photos / Postage / Courier	6,164.58	6,899	8,000	7,000
513200	Legal	787.81	788	1,500	1,500
513600	Audit - Real Estate Services Act	254.52	255	300	300
514200	Insurance Expense	117,519.92	127,749	122,749	128,735
517600	Wages - Caretakers	22,028.30	22,028	16,000	-
522400	Lease Payments	215,819.75	235,719	238,796	248,350
523800	Strata Suite Strata Fees & Lease Payments	5,938.24	6,478	6,475	8,023
524200	Strata Suite Special Levy	-80.23	-80	-	554
524400	Strata Suite Expense	1,602.34	1,700	1,175	-
525200	Loans & Mortgage Payment	17,750.00	19,152	21,480	16,825
526400	Meetings & Miscellaneous	6,184.27	6,875	4,000	5,000
529900	TOTAL ADMINISTRATIVE EXPENSE	437,586.48	475,142	468,057	464,772

**Strata Plan LMS 445 - WestRoyal
Final 2016-2017 Operating Budget
August 31st Year-end**

8-Nov-16

GL Code	Description	Actual to Jul. 31, 2016	Estimated to Aug. 31, 2016	2015-2016 Budget	Approved 2016-2017 Budget
530000	UTILITIES				
531100	Hydro / Electricity	54,032.20	59,420	61,500	63,960
532700	Gas	96,590.32	101,240	130,000	120,000
533100	Gas - Fireplaces	5,859.00	5,859	5,000	6,000
535100	Water / Sewer	51,707.65	48,927	82,000	75,000
535500	Garbage Disposal	24,662.88	27,686	29,000	29,000
537500	Enterphone	1,376.71	1,452	1,000	1,200
537600	Telephone / Elevator Phones / Cell	5,935.97	6,540	6,700	6,900
539900	TOTAL UTILITIES	240,164.73	251,124	315,200	302,060
540000	BUILDING MAINTENANCE				
540800	Janitorial	81,619.14	92,644	100,000	100,000
541700	Supplies	3,788.24	5,275	4,000	4,313
542000	Pest Control	3,254.06	3,616	2,750	3,000
542600	Security & Alarm System	19,709.41	20,800	19,500	19,500
543500	Elevator Maintenance	32,422.72	34,899	35,000	36,000
544100	Elevator Upgrade	3,759.00	3,759	7,600	5,000
544400	Electrical / Lighting	5,701.47	10,186	6,000	8,000
545000	Plumbing	13,912.27	14,820	5,000	15,000
546200	Emergency Generator	2,947.49	2,947	9,000	9,000
548000	Mechanical & Boiler	18,130.26	21,952	20,000	26,000
549500	Equipment Maintenance	834.75	835	500	1,000
549800	Fire Equipment	24,319.62	31,510	25,000	28,000
550100	General Interior Repair	68,630.06	50,389	40,000	50,000
556100	Depreciation Report	-	-	-	12,810
559900	TOTAL BUILDING MAINTENANCE	279,028.49	293,632	274,350	317,623
560000	EXTERIOR MAINT & REPAIRS				
560500	General Repairs	78,676.45	59,967	30,000	30,000
561100	Roof Anchors	2,520.00	2,520	5,000	8,700
561700	Gutters, Drains & Sewers	2,186.05	2,186	3,000	4,000
562300	Window / Seal Replacements	276.02	276	20,000	20,000
562700	Window Cleaning	8,505.00	8,505	15,000	16,000
563300	Garage Door	4,777.24	10,207	6,000	10,850
565500	Exterior Cleaning	250.91	3,091	1,000	1,000
569900	TOTAL EXTERIOR MAINT & REPAIRS	97,191.67	86,753	80,000	90,550
570000	GROUNDS & GARDENS				
571000	Landscaping Services	36,960.00	40,320	40,320	42,000
571400	Landscape Improvement	7,580.54	15,188	15,000	15,000
574600	Snow Removal	-	-	1,000	1,000
577800	Irrigation System	5,733.45	5,733	3,000	4,000
578600	Fountains	2,834.94	2,835	1,500	2,000
579900	TOTAL GROUNDS & GARDENS	53,108.93	64,077	60,820	64,000

Strata Plan LMS 445 - WestRoyal
Final 2016-2017 Operating Budget
August 31st Year-end

					8-Nov-16
GL Code	Description	Actual to Jul. 31, 2016	Estimated to Aug. 31, 2016	2015-2016 Budget	Approved 2016-2017 Budget
580000	RECREATION CENTRE				
581500	General Maintenance	9,091.88	17,046	4,000	9,000
582200	Pool Maintenance	5,277.27	5,624	3,000	4,000
583300	Exercise Equipment	1,813.28	1,976	6,000	6,000
584400	Chemicals	3,012.87	3,013	3,500	4,000
589900	TOTAL RECREATION CENTRE	19,195.30	27,658	16,500	23,000
599900	TOTAL OPERATING EXPENSES	1,161,254.67	1,239,362	1,271,777	1,328,505
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	284,995.11	350,342	296,470	326,294
700000	TRANSFERS TO RESERVE FUND				
700100	Contingency Reserves	271,764.13	296,470	296,470	326,294
705000	TOTAL TRANSFERS TO RESERVE FUND	271,764.13	296,470	296,470	326,294
800000	NET OPERATING SURPLUS(DEFICIT)	13,230.98	53,872	-	-

The WestRoyal Complex

RULES AND REGULATIONS

POOL – JACUZZI – SAUNA – EXERCISE ROOM

CHILDREN – Young children who are not toilet trained are not allowed to use the pool or jacuzzi and children under five (5) years old are not allowed in the jacuzzi or sauna. Children under the age of sixteen (16) must be with a supervising adult when using any of the facilities.

CLEANLINESS – You must shower with soap in the changing rooms before entering the pool or jacuzzi.

CLOTHING – Correct swimwear must be used at all times in the pool and jacuzzi, shorts and t-shirts are not acceptable because they can alter the chemical balance and clog the filtration system. No wet swimwear shall be worn outside the pool area or in the elevators or exercise room. Bathing caps or hairnets must be worn by persons with long hair. Street footwear must not be used in the pool area, changing rooms, hot tub area or sauna.

COURTESY – Common courtesy of others is expected and the use of exercise equipment, sauna or jacuzzi must be restricted to thirty (30) minutes if others are waiting to use them.

FOOD – No food or beverages (except water) shall be consumed in the facilities. Glassware is not permitted in the pool area.

GUESTS – Residents are limited to four (4) guests in the pool and two (2) guests in the sauna, jacuzzi or exercise room. No guests are allowed to use the facilities unless their resident host is present.

HEALTH – No persons with open sores, bandages, head colds or suffering from ear, eye or noise infection are permitted to use the pool or jacuzzi. Please protect the health of others.

HOURS OF OPERATION – All facilities are open from 6:00 a.m. until 10:00 p.m. and doors are closed promptly at this time.

NOISE – No loud noise will be tolerated, these facilities are for quiet relaxation.

PERSONAL EQUIPMENT – No personal water toys or equipment such as air mattresses, water guns, etc. that could lead to excessive noise or rowdiness shall be allowed in the pool. Swimming aids such as water wings are acceptable.

NOTE: These rules are designed to give maximum pleasure to the majority of users. Failure to observe them is subject to fines as authorized in the Strata Property Act and Strata Bylaws.

The WestRoyal Complex

HOUSE RULES AND REGULATIONS

The following is a summary of the major Rules & Regulations with the corresponding Bylaw numbers appended, where applicable. Please read the amended Bylaws dated June 2001 for the full context. Failure to observe these Rules is subject to fines as authorized in the said Bylaws and the Strata Property Act.

BALCONIES – The cleaning of balconies by hosing is prohibited. Damp mop cleaning only is allowed. The balconies shall not be used as storage areas, no cardboard boxes or appliances shall be stored on them. You are allowed patio furniture, plants and electric barbecues. However, hanging plants or any hanging objects are prohibited. Canadian flags may be flown for recognized specific occasions. **Bylaws 1(4)(h)(k), 1(5)(j), 32(4).**

CLEANLINESS – Spitting is strictly prohibited within the building or on any of the outside premises.

FIRE REGULATIONS – Smoking is strictly prohibited in any of the common areas including staircases, hallways, lobbies, elevators, garage, exercise room, pool facilities and recreation lounge. Hallways on each individual floor shall be kept clear of all items such as carpet, plants and any item of décor which may impede access to stairways and individual suites. **Bylaws 1(4)(e)(f) and 32(5).**

GARAGE – Speed limit within garage areas is 10 kph. Car washing must only be done in the allocated area on P2. All oil spills or other leaks must be cleaned up by the owner of the offending vehicle. Cars inactive and stored must be insured. **Bylaw 38(3)(4)(5)(6)(7).**

GARBAGE DISPOSAL RECYCLING and CARDBOARD BOXES

Household refuse and garbage shall be suitably wrapped, double bagged and tied and placed in the appropriate containers in the garbage area. This is to avoid drips in the elevators and eliminates spillage and unpleasant odors from the garbage containers. Cardboard boxes must be flattened before being placed in the "cardboard only" container. Owners and tenants must use the recycling containers provided. **Bylaw 32(2).**

LOCKER RENTALS

Owners wishing to rent additional lockers in excess of their allocation per bylaw 38(11) may submit a request in writing to the Strata Manager.

If there is a locker available for rental, the owner will be offered the option to rent the locker, on a monthly basis, based on the following rate schedule:

- Lockers up to 30 square feet - \$30.00 / month
- Lockers between 31- 45 square feet - \$45.00 / month
- Lockers in excess of 45 square feet - \$60.00 / month

If there are no lockers available for rental, the owner will be placed on a wait list and will be contacted if/ when one becomes available.

Locker payments are due and payable on the 1st of each calendar month. Failure to submit payment on the due date will result in fines of up to \$50.00 for contravention of a rule, in accordance with bylaw 25. Owners who remain in arrears for locker rental fees will be provided with written warning of the locker rental being cancelled, with all stored items being removed and disposed of within a reasonable period of time as determined by the Strata Council.

Owners wishing to cancel a locker rental must submit a cancellation request, in writing, with 30 days notice. Lockers will be cancelled effective the last day of the month following the 30 day period (for example, a request submitted on February 15 would be cancelled effective March 31).

NOISE – In consideration for others, undue noise levels from balconies or from cars in the courtyard will be restricted at all times, and in particular between the hours of 10:30 p.m. and 7:00 a.m. **Bylaw 1(5)(a).**

PARKING – Parking in the courtyard is for the convenience of visitors only. Please observe the "No Parking" areas in front of the main doors as these are for fire response access. Parking between 2:00 a.m. and 6:00 a.m. is not permitted in the courtyard area. The Complex is monitored 24 hours a day and violators will be towed away at their expense. **Bylaw 38(4)(a).**

PETS – Tenants (renters) or guests are not allowed to bring pets into the property. Residents qualified to keep pets shall adhere to the bylaws by keeping their pet on a leash and must clean up any waste or mess caused by their pet on any part of the complex. Residents are to take pets out and in the side door of 328 and the mail room door of 338. **Bylaw 31.**

SECURITY – Never allow unknown persons to enter the building unless they use the enterphone. Wearing a uniform, carrying a package or smiling is not a passport to enter. Make sure the gate is closed after your enter the parking area. **If you see a door propped open, please close it! Bylaw 37(1)(2)(3).**

The WestRoyal Complex

RULES AND REGULATIONS

RECREATION LOUNGE

CHILDREN – Children under sixteen (16) years of age must be supervised by an adult resident who will be responsible for any damage. Total number of minors allowed at any one time is six (6), except at private functions.

FOOD & DRINKS – Food and drinks are not allowed in the lounge except at private functions. Renters of the lounge are required to get a Special Occasion Licence (SOL) if liquor is being served. They are also advised to ensure that someone at the event has a Serving it Right (SIR) certificate.

LOUNGE HOURS – The lounge is open 8:00 a.m. to 4:30 p.m. Monday to Friday. The lounge is closed on the weekends unless arrangements are made with the Resident Manager as indicated above.

PRIVATE FUNCTION – The recreation lounge may be rented by owners, who must be present at the function, for themselves or immediate family: spouse, partner, or adult children 18 years and over. Contact the Resident Manager to book your function. Requests must be made at least three business days in advance of the function. When a private function is in progress, the lounge is closed to other residents. For all functions, the room must be cleaned up and vacated no later than midnight.

RESTRICTIONS – The lounge is not for use as a group study room or to conduct private business, unless rented for a private function.

SMOKING – Smoking is not permitted at any time in the Lounge.

UPON LEAVING – Please secure patio doors, turn off lights and fireplace.

USAGE – Residents wishing to use the lounge must contact the Resident Manager at least two business days in advance of the day or evening the use of the lounge is requested. A key will be provided to the Owner who will be held responsible for any damage caused by the person(s) using the lounge or guests while using the room.

RESTRICTIONS – *The lounge cannot be used for political events. **

NOTE: **These rules are designed to give the maximum pleasure to the majority of users. Failure to observe them is subject to fines as authorized in the Strata Property Act and the Strata Bylaws.**

Passed at the September 17, 2012 Council Meeting – to be ratified at the next AGM:

- Pool – Jacuzzi – Sauna – Exercise Room
 - Guests – Removed wording
 - Clothing – Amended
 - Personal Equipment – Removed wording
- House Rules and Regulations
 - Pets – Added wording
- Recreation Lounge
 - Private Function – Amended
 - Usage – Amended
 - Pool Tape – Repealed entire section
 - Television – Amended
 - Closing Time – Repealed entire section
 - Lounge Hours – Added section

Passed at the January 19, 2015 Council Meeting – Ratified at February 16, 2015 Special General Meeting

- Pool – Jacuzzi – Sauna – Exercise Room
 - Courtesy – Amended
- Recreation Lounge
 - Private Function – Amended
- Locker Rentals – added at the February 24, 2015, Council Meeting – Ratified at October 27, 2015 Annual General Meeting
- Personal Equipment – amended at September 21, 2015 Council Meeting – Ratified at October 27, 2015 Annual General Meeting
- Private Function – amended at September 21, 2015 Council Meeting – Ratified at October 27, 2015 Annual General Meeting

Passed at March 16, 2016 Council Meeting – Ratified at October 25, 2016 Annual General Meeting

- Recreation Lounge
 - Food & Drinks amended
 - Private Function amended

* *Passed at February 20, 2017 Council Meeting – to be ratified at next AGM*

- *Recreation Lounge – Restrictions*

(T:\Properties-Day-to-Day\LMS 445\Bylaws & Rules\Rules.02-20-2017.445.doc)

THE WESTROYAL
CONDOMINIUM ACT
(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The proposed leasehold strata plan in respect of which this statement is made is a development described as The Westroyal II and is located on the lands which are presently legally described as:

Parcel Identifier: 106-084-713
Lot B
District Lot 1039
Plan 22832

and will contain a maximum of 71 residential strata lots.

2. The residential strata lots described below are under lease as of the date of this statement and the undersigned intends to lease each such strata lot until the date set out opposite its description.

<u>Description of Strata Lot</u>	<u>Date Lease Period Ends</u>
None	

3. The owner-developer reserves the right to itself to lease any and all of the proposed strata lots for an indefinite period of time.

4. There is presently no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

Dated this 30 day of October, 1991.

GATEWAY PACIFIC CONSTRUCTION LTD.

Per: 



Dispute Notice

(Initiating notice under section 6 of the Civil Resolution Tribunal Act)

Dispute Number: ST-2017-00127

Dispute Type: SOTO

Date Created: May 04, 2017

Notice To - Who the claim is against

These are the people or organizations the claims are against.

Strata Corporation	The Owners, Strata Plan LMS445
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Initiated By - Who requested resolution

These are the people or organizations which have applied to the CRT for dispute resolution.

Person	Ronald Lake
--------	--------------------

INSTRUCTIONS

A dispute resolution process has been started at the Civil Resolution Tribunal (CRT). If you are named as a respondent in this dispute, the CRT may make a binding order against you, which is enforceable as a court order. This order may require you to do something, stop doing something, or pay money to the applicant. Before making any order, the CRT will carefully consider your arguments and evidence, as well as those of the other parties. For more information about the Civil Resolution Tribunal, visit <https://civilresolutionbc.ca>.

The person requesting resolution must provide this Dispute Notice to you by August 03, 2017.

Respondents have 14 days to respond to this notice once it is delivered (30 days if outside of BC). You must respond by filling out a response form and sending a copy to the CRT and the applicant. If you do not respond, the CRT will continue to resolve the dispute and may make a decision without your participation. If you cannot complete the response form by the deadline, you can ask the CRT for an extension of the time by contacting the CRT at rsc@crtbc.ca

For more information, please visit the CRT website:

- How to serve this Dispute Notice to the respondents:
<https://civilresolutionbc.ca/how-the-crt-works/tribunal-process/starting-a-dispute/dispute-notice/>
- How to respond to a Dispute Notice you have been given:
<https://civilresolutionbc.ca/resources/rules/responding-application-dispute-resolution/>

Initiator Contact

The CRT will provide a copy of your Dispute Response to:

Ronald Lake

Email: [REDACTED]
 Phone: [REDACTED]
 338 Taylor Way, West Vancouver
 Apt 4a
 West Vancouver, British Columbia
 V7T2Y1, Canada

Who the Claim is Against

These are the people or organizations that are identified as being responsible for the claim.

The Owners, Strata Plan LMS445 (Strata Corporation)

PIN: 63569

Type: Strata Corporation

Phone: (604) 261-0285
 Airport Square 815
 1200 West 73rd Ave
 Vancouver, British Columbia
 V6P6G5, Canada

**Strata Contact
 To be provided**

Dispute Information

This information has been provided by the person requesting resolution. It shows the claims they are making and what they are asking for.

Dispute Claim 1**Claim ID**

C-001005

Claim summary

Plumbing incorrectly installed caused flood

Claim description

1. I was installing a TV bracket on a bedroom wall. 2. Drilling a hole for the bracket i pierced the pex plumbing resulting in water in my unit. 3. Plumber brought by the building said plumbing was faulty as Pex was routed along the inside of the drywall with zero clearance. Should have been through stud centerline. I photographed the plumbing. 4. Cleanup crew and drying machines brought in by the building management. 5. I have paid for the repairs to my apartment. 6. I do want to pay for the cleanup and drying as the problem was caused by incorrect plumbing which was approved by the Strata. The conversion to Pex was done for the building as a whole several years ago. 7. There was notice that drilling a hole in the wall was unsafe. One should have a reasonable expectation of being able to mount a TV on a bedroom wall. No means were provided to determine where water was against the wall. Simply hanging a picture hook could be sufficient to start a flood.

When the person requesting resolution became aware of the claim

May 2016

Steps the person requesting resolution has taken to resolve the claim

Wrote letters to the property management corporation.

Outcomes, remedies or actions requested	Amount
1. I want the strata to pay the cost of the cleanup	\$8000.00
2. I want the strata to pay the cost of fixing my apartmebt	\$5000.00
3. I want the strata to notify all owners that there is danger in drilling a hole in the wall or hanging a picture	\$0.00
4. I want the strata to map the location of all water pipes in my lot	\$1000.00
Total: \$14000.00	

Evidence

This is the evidence that the person requesting resolution has identified to support their claim. You can ask for this evidence, and provide your own evidence, during the CRT process.

Title	How it supports the applicants claims
Correct installation of Pex	It describes how pex should be installed in a building wall.
Plumber statement	Plumber statement saying the pex plumbing was incorrectly installed.
Photographs of the plumbing	It shows the incorrect routing of the pex piping behind the wall where the incident took place.



Dispute Notice

(Initiating notice under section 6 of the Civil Resolution Tribunal Act)

Dispute Number: ST-2017-002173

Date Created: May 26, 2017

Notice To - Who the claim is against	
These are the people or organizations the claims are against.	
Person	Ronald Lake - 338 Taylor Way 4A

Initiated By - Who requested resolution	
These are the people or organizations which have applied to the CRT for dispute resolution.	
Strata Corporation	The Owners, Strata Plan LMS 445

INSTRUCTIONS

A request for dispute resolution has been made to the Civil Resolution Tribunal (CRT). If you are named in this dispute, the CRT may make a binding order against you, which is enforceable as a court order. This order may require you to do something, stop doing something, or pay money to the applicant. Before making any order, the CRT will carefully consider your arguments and evidence. For more information about the Civil Resolution Tribunal, visit <https://civilresolutionbc.ca>.

The person requesting resolution must provide this Dispute Notice to you by June 09, 2017.

HOW TO RESPOND TO THIS DISPUTE NOTICE

Each person this claim is against has 14 days to respond to this notice once it is delivered (30 days if outside of BC). If you do not respond, the CRT will continue to resolve the dispute and may make a decision without your participation.

To respond to this Dispute Notice:

- Go to <https://intake.civilresolutionbc.ca/response>
- Enter the dispute number **ST-2017-002173** and the PIN listed beside your name below

You will be able to:

- Respond to this Dispute Notice
- Request more time to respond to the Dispute Notice
- After you respond, if needed, you will be able to add a Counterclaim or Third Party Claim

For more information, please visit the CRT website:

- How to serve this Dispute Notice to the respondents:
<https://civilresolutionbc.ca/how-the-crt-works/tribunal-process/starting-a-dispute/dispute-notice/>
- How to respond to a Dispute Notice you have been given:
<https://civilresolutionbc.ca/how-the-crt-works/tribunal-process/responding/>

Initiator Contact

The CRT will provide a copy of your Dispute Response to:

Barbara Brink

Email: [REDACTED]

Phone: [REDACTED]

c/o The Wynford Group, 1200 West 73rd Ave
815
Vancouver, British Columbia
V6P6G5, Canada

Who the Claim is Against

These are the people or organizations that are identified as being responsible for the claim. For more details go to: civilresolutionbc.ca/how-the-crt-works/tribunal-process/responding/

Ronald Lake (Owner)

PIN: 21987

Type: Person

Email: [REDACTED]

Phone: [REDACTED]

338 Taylor Way
4A
West Vancouver, British Columbia
V7T2Y2, Canada

Dispute Information

This information has been provided by the person requesting resolution. It shows the claims they are making and what they are asking for.

Dispute Claim 1

Claim ID

C-001442

Claim summary

to recover monies that the strata corporation incurred to provide emergency resoration services

Claim description

The owner drilled a hole into a water pipe while trying to mount a television. There was damage to the owner's unit and an adjoining one. The incident occurred in 2016. The owner had no insurance.

When the person requesting resolution became aware of the claim

via email on June 7, 2017

Steps the person requesting resolution has taken to resolve the claim

Council has responded to correspondence and owner was given an opportunity for a hearing

Outcomes, remedies or actions requested	Amount
1. to be repiad the bill for resoraion services	\$7999.49
Total: \$7999.49	

Evidence

This is the evidence that the person requesting resolution has identified to support their claim. You can ask for this evidence, and provide your own evidence, during the CRT process.

No evidence included.

LMS 445

INVOICE #1706090 (eStrataHub order #173279)

To: Sutton Group West Coast
c/o Ralph Stiebel

Date: June 15, 2017

Re: 5D – 338 Taylor Way, West Vancouver, BC

Please remit the double underlined amount:

	\$ COST	\$ GST
DOCUMENTS		
- Financial Statements		
Total # pages @ \$0.25/pg: 6 pgs	1.50	0.07
* RUSH Charge – documents	20.00	1.00
FORM B	35.00	1.75
* Form B Attachments (\$0.25/pg)	19.50	0.98
TOTAL	\$ 76.00	\$ 3.80

= \$ 79.80 *paid*

~~PLEASE MAKE CHEQUE PAYABLE TO:~~

(as part of eStrata Hub order)

THE WYNFORD GROUP
Managing Agents
815 – 1200 W. 73rd Avenue
Vancouver BC V6P 6G5

GST#12155 0495 RT0001

****PLEASE NOTE:** If you are also paying strata fees or arrears etc., please make out a separate cheque payable to the strata corporation.