

TML Management Group Ltd.

Strata Property Act Form K – Notice of Tenant’s Responsibility

TENANT INFORMATION		
To The Owner’s Strata Plan (LMS/BCS/NW/NWS/EPS)	Re: Strata Lot	
Civic Address		
Tenant’s Name		
Work Phone #	Cell Phone #	Email
Tenant’s Name		
Work Phone #	Cell Phone #	Email
Vehicle: Make	Model	License Plate #
Emergency Contact Name _____ (Relationship) _____		
Phone #: (Res.) _____ (Work) _____ (Cell) _____		
Tenancy Commencing: _____ [month, day, year]		
<p>IMPORTANT NOTICE TO TENANTS</p> <p>1. Under the <i>Strata Property Act</i>, 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 (current bylaws and rules attached).</p> <p>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.</p> <p>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, <u>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.</u></p>		
Date: _____ [month, day, year]		
<i>The personal information requested and subsequently provided in this document is for the purpose of communicating with tenants and owners, ensuring the orderly management of the Strata Corporation and complying with legal requirements.</i>		
NOTE TO LANDLORD: A VALID FORM “K” MUST BE ISSUED WITH EACH TENANT CHANGE		

Signature of Landlord or Agent of Landlord	The address to which any notices to the registered owner of the strata lot shall be delivered is:
Landlord’s Name (Please Print)	Owner’s Address (Please Print)
Signature of Tenant	_____
Signature of Tenant	Owner’s Phone _____
	Owner’s Email _____

SPA 146 (1) Before a landlord rents all or part of a residential strata lot, the landlord must give the prospective tenant the current bylaws and rules, and 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 is still bound by the bylaws and rules, but 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.