

Credit: Travel Manitoba

See page 37

**The Canadian Condominium Institute - Manitoba Chapter**  
leads the condominium industry by providing education, awareness and access to expertise by and for our members. We are your Manitoba condo connection!

See page 17

**CCI MANITOBA REFERRAL  
CONTEST! YOU COULD WIN A  
\$500 VISA GIFT CARD.**

We love when our members recognize the benefits of CCI Membership and recommend us to others. For every new member that you refer to CCI Manitoba – whether a Condominium Corporation, Individual, Professional or Business Partner Member, you will be entered into a draw to WIN A \$500 VISA GIFT CARD. The more new members you refer, the more chances to win! Each new member referred between now and September 1st will be one entry into the draw. The draw will occur at the CCI Manitoba AGM in September.



## CCI MB AGM

## MANITOBA DERBY THEMED RACE NIGHT

**SAVE THE DATE FOR  
TUESDAY, SEPTEMBER 19, 2023  
AT ASSINIBOIA DOWNS**

Details on page 12

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MANITOBA CHAPTER  
P.O. Box 48067 LAKEWOOD PO  
Winnipeg, MB R2J 4A3  
204-794-1134  
ccimanitoba@cci.ca  
<https://cci-manitoba.ca/>

## NEWSLETTER PUBLICATION SCHEDULE

The CCI Manitoba *Condominium News and Views* is published and distributed to members quarterly, with the following schedule and deadlines for advertising and articles:

- Fall Edition (November) with September 30 deadline
- Winter Edition (February) with December 31 deadline
- Spring Edition (May) with March 31 deadline
- Summer Edition (August) with June 30 deadline

If you have content to provide for the newsletter or suggestions for topics or would like to just provide feedback, please feel free to send us an email at [cci.mb.news@gmail.com](mailto:cci.mb.news@gmail.com). To help us ensure timely delivery of the *Condominium News and Views*, it would be a tremendous help if member corporations ensure that the CCI Chapter Administrator is provided with updated information whenever there is a change of Management Company, quantities required and distribution address, etc. Please call, mail, or email this information to our Chapter Administrator. Thank you in advance for your assistance!

## 2022-2023 BOARD OF DIRECTORS

<i>John Popowich, President</i>	<i>Connie Dame</i>	<i>Kathleen Vandale</i>
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<i>Kirsten Bishop, Secretary</i>	<i>Eric Hrycyk</i>	<i>Seth Henoch</i>

## WELCOME TO OUR NEW MEMBERS

**Individuals:** Diana Crossin, Ben Nind  
**Business Partners:** Monopoly Realty, Apex Surety & Insurance Ltd.  
**CONDO CORPORATIONS:** WCC 840, WCC 949, WCC 1038

## THANK YOU TO OUR 2022-2023 SPONSORS

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## PRESIDENT'S AND CHAPTER REPORT



**H**ello Again!

As we come to the end of another year for the Canadian Condominium Institute – Manitoba Chapter, it's time to reflect on our accomplishments and disappointments and also on what we can look forward to in the coming year. While it certainly has been an interesting and eventful year, it was not without its share of ups and downs.

I won't go into a lot of details as I'm sure our committees will provide a more rounded summary of their accomplishments.

Our membership has increased slightly and we have exceeded financial expectations of our budget. This is great news and our budget for 2023-24 looks even brighter. With new sponsors and hopefully increased membership we look forward to a more robust year ahead.

The National Leaders' forum returned to in-person with one held in Kingston in November and a second in Saskatoon in May. Both were well attended and the knowledge we gained was immense. Going forward there will be one Leaders' forum per year with two additional meetings for the National Council by Zoom.

We returned to in person lunch n learns and at a new location, Smitty's on Kenaston. The venue is superb and we even had standing room only at one event. We have decided to offer our lunch & learns to our members at no cost beginning in October 2023.

Carl Dalton became our new Education chairperson and has done a phenomenal job. You can thank Carl and his committee for the great education events this year and next.

Duane Rhone and the membership committee have established a Management Advisory Committee (MAC) with some of the Property Managers in the province and while it has only just begun, Duane expects some great ideas to be proposed by this new committee.

We held our first Presidents' Forum since prior to the pandemic and the turnout exceeded my expectations. There were plenty of questions, answers, complaints and solutions offered by the many in attendance. It was a huge success and everyone I spoke to is looking forward to another one. We also will be holding our first Treasurer's Forum in August of this year.

Our Government Relations Committee led by Doug Forbes made a submission to the City of Winnipeg on Short-Term Rentals and

also met with Minister James Teitsma to discuss condominium concerns, including short-term rentals, dispute resolution, reserve funds and more.

The Board of Directors of CCI Manitoba held its Christmas Party at Smitty's on Kenaston this past December. Most of the Board attended and some lasted well into the evening. It was a great time to socialize with each other without the usual concerns addressed in meetings.

Our newsletter went digital-only and while some people are disappointed to not receive a printed copy there was also a lot of praise for the move. We will keep evaluating the situation but at this time we are continuing with the digital newsletter.

Our Annual General Meeting is scheduled for Tuesday September 19 2023 at Assiniboia Downs. It will be a Derby Themed Race Night and along with the AGM, there will be food, drinks, prizes, horse racing and networking. Last year's AGM was at Fort Gibraltar and everyone I talked to had a great time. Mark your calendar so you don't miss a great evening with the cast and crew of CCI Manitoba.

Throughout the year we get many calls and emails from members with questions and concerns on a variety of topics. Board members step up to answer the queries from our members. I know Maureen Hancharyk and I have had many back and forth by email and telephone with a number of our members. We both enjoy the opportunity to discuss concerns and get to know our members on a more personal level and hopefully answer their questions or solve a problem. It's the same feeling I have at Lunch & Learns where I get to meet a lot of you in person and get to know you through a private conversation.

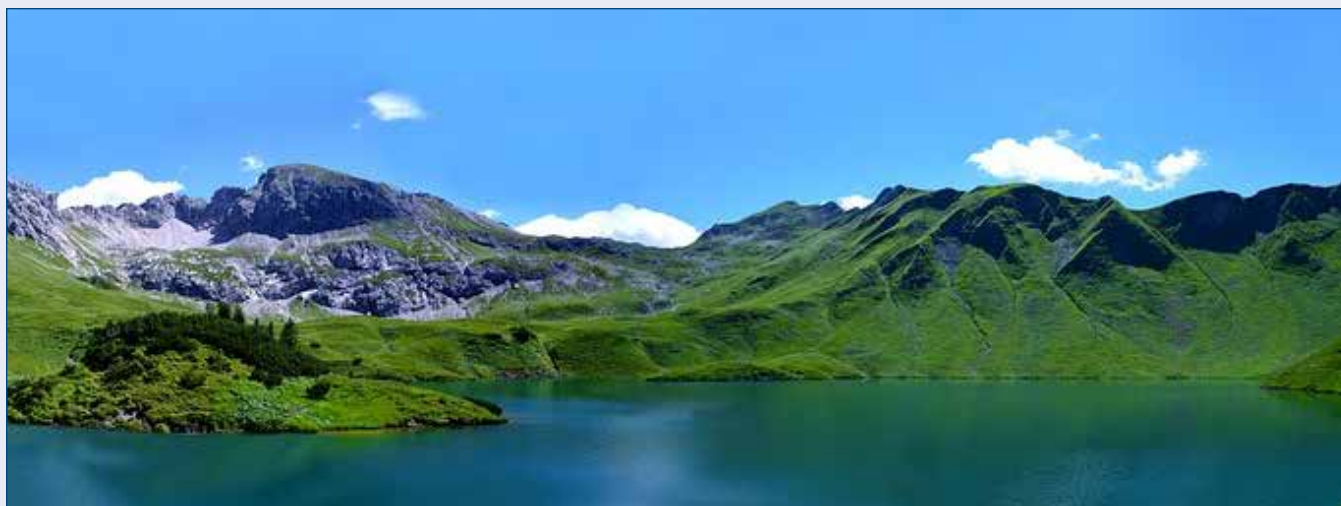
I love serving on the Board and being President as well. My job as President is made so much easier with the commitment and dedication of each of our Board Members. I rely on them a lot and I know the membership of CCI Manitoba can as well.

I'm looking forward to a great summer (Hello Hawaii) and a busy yet satisfying year for the Canadian Condominium Institute.

I know you will be at the Annual General Meeting in September and when you do get there, make sure you come up and say Hi, not just to me but to our entire Board. I'll even introduce you to them.

Take care, stay safe and have a wonderful Manitoba summer.

JOHN POPOWICH, PRESIDENT  
CCI MANITOBA CHAPTER 🍁



# 2023 EDUCATION AND EVENT PROGRAM SCHEDULE

## UPCOMING IN-PERSON AND ONLINE EVENTS

For up to date information about in person and online events, please use <https://cci-manitoba.ca/education-events/upcoming-course-events>. Note that as the effects of the pandemic are fading, we are resuming in-person events and hope to include a live streaming option in the future.

DATE & TIME	TOPIC	FORMAT
WEDNESDAY, AUGUST 23 6:30 - 8:30 PM	TREASURERS' FORUM	IN-PERSON
TUESDAY, SEPTEMBER 19 5:00 PM START	ANNUAL GENERAL MEETING	IN-PERSON AT ASSINIBOIA DOWNS
THURSDAY, OCTOBER 19 12:30PM - 1:30PM	CONDO CONUNDRUM: DO YOU KNOW WHAT TYPE OF CONDO YOU LIVE IN?	IN-PERSON

## PRIOR EVENTS

If you missed a Lunch & Learn or webinar session, note that after a few weeks, recordings (sound quality permitting) will be uploaded to our website at <https://cci-manitoba.ca/members-only/podcasts-webinars> along with the associated presentation materials if available. Note that you need login credentials to access this part of our website (if you don't know your login credentials, ask us [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca)).

To see what you've been missing, here is a link to the list of all past events <https://cci-manitoba.ca/education-events/past-events>

## OTHER EDUCATIONAL RESOURCES

There are numerous resources available including educational videos for self study, podcasts of prior education events, and condo industry articles and publications. Check out the CCI National Resource Centre and the various categories of information <https://cci.ca/resource-centre/overview>

As a CCI Manitoba member you are eligible to participate in educational webinars offered by the other chapters across the country. Many chapters offer free webinars while some require a payment. Take a look at the offerings at <https://cci.ca/events/upcoming-events>.

If you or someone you know is considering the purchase of a condo, the Canada Mortgage and Housing Corporation (CMHC) has a buyers guide. <https://www.cmhc-schl.gc.ca/en/consumers/home-buying/buying-guides/condominium>

CCI MB EDUCATION COMMITTEE 🇨🇦

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## REGISTER NOW!

### THE CCI MB INTRODUCTORY COURSE IS NOW AVAILABLE ONLINE

Although we can hardly wait to resume our in person sessions, we are looking forward to offering our Courses in an online format to give you, our condo community members the option to grow your knowledge base from the comfort of your home.

## WHAT IS CCI?

The Canadian Condominium Institute (CCI) is the Voice of Condominium in Canada. It is a national, independent, non-profit organization dealing exclusively with condominium issues.

Formed in 1982, CCI represents all participants in the condominium community. Interested groups are encouraged to work together toward one common goal: creating a successful and viable condominium community.



your condo connection

### The Canadian Condominium Institute (CCI):

- Is the only national association to serve as a clearing house and research centre on condominium issues and activities across the country.
- Assists its members through education, information dissemination, publications, workshops, conferences and technical assistance.
- Encourages and provides objective research for practitioners and government agencies regarding all aspects of condominium operations.
- Lobbies provincial and federal governments for improvements to legislation.
- Advocates for higher standards in all services to the condominium client.

<b>SECTION I:</b>	
<b>Buying a Condominium</b>	2
What is a condominium?	2
What are the Basic Elements of a Condominium?	2
What is an Exclusive Use Common Element?	3
What are a Declaration, Plan and By-Laws?	3
What are Rules?	4
What is the Condominium Corporation?	4
What is the Board of Directors?	5
What are Common Element Fees?	5
Are there any limits in what I can do?	6
What is a Reserve Fund?	6
What is a Reserve Fund Study?	7
How are Realty Taxes paid?	7
What can I expect from the Vendor?	8
Can I change my mind?	8
What if there are changes before I close my purchase?	9
Condominium Property Management	9
What advantages are offered by condominium ownership?	9
<b>SECTION II:</b>	
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Our project has just been registered as a condominium. When do I get a say in how it is run?	10
What qualifications are required for a person to become a member of a Board of Directors?	10
What sort of person should become a Director?	10
What is my responsibility as a director?	10
What are my duties as a director?	10
What are the responsibilities of the property manager?	10
What makes a good director?	10
Who is entitled to vote?	10
How are annual general meetings run?	10
What Decisions must be made by the	10

## CCI MB INTRODUCTORY COURSE

### GETTING STARTED AS A DIRECTOR

A MUST FOR ALL CONDO DIRECTORS, PROFESSIONALS, CONDO OWNERS WHO ARE POTENTIAL DIRECTORS OR ANYONE WHO WANTS A BETTER UNDERSTANDING OF HOW CONDOMINIUM CORPORATIONS FUNCTION.

## LEARNING OBJECTIVES

Upon completion of the CCI MB Introductory Course, participants will have a basic understanding of the following:

- Governance and Condominium terminology
- Directors' responsibilities
- How Condominiums are managed
- Basic financial overview
- Legislation that affects Condominium Corporations

A Condo Corporation Board is collectively responsible to set the vision for the Corporation which in turn creates the framework for operations. The learning objectives for this session are to help you get started by outlining the Governance and Directors' Responsibilities, discuss various approaches and options to Property Management and help better understand the Board's planning, financials, and other responsibilities.

## THANK YOU TO OUR COURSE SPONSORS



**Alan Reiss**

204-981-1688 | areiss@remax.net



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# THE CONDOMINIUM ACT – SUGGESTIONS FOR IMPROVEMENT

**W**e are continuing to receive suggestions to improve the Provincial condo act (The Act) <https://web2.gov.mb.ca/laws/statutes/2011/c03011e.php> and the associated regulations <https://web2.gov.mb.ca/laws/regs/current/164.14.pdf> and we thank you wholeheartedly for your efforts.

If you are curious about prior improvement suggestions, you can easily find them, by going to our Magazine webpage and doing a search using the text string "Improve the MB Condo Act". [https://cci-manitoba.ca/cci-manitoba-magazine?text\\_query\\_article=Improve+the+MB+Condo+Act](https://cci-manitoba.ca/cci-manitoba-magazine?text_query_article=Improve+the+MB+Condo+Act)

One of our members submitted the following suggestions:

## 1. FEE SCHEDULE TO ACCESS TO CONDO DOCUMENTS

This suggestion pertains to the fees charged by the Condo Corporation (CC) or their agent, the Property Manager (PM), for printed or electronic copies of the various documents. The Act in multiple sections states "The corporation may charge a reasonable fee for labour and copying charges". Regularly we receive inquiries or complaints about fees and what is reasonable. This topic was discussed in our *Condo Conversation Corner* feature in the Summer 2022 newsletter.<sup>1</sup>

Looking at Ontario, where they define core versus non-core condo documents<sup>2</sup> and have a defined process for requesting such documents<sup>34</sup>, they have attempted to define "reasonable".

- For non-core records - "Condominium corporations can charge requesters a fee to access/ for copies of the requested records. This fee must represent a **reasonable estimate of the labour, photocopying/ printing (20¢ per page max), and delivery costs** the condominium corporation expects to incur when providing the records in their requested format. Note: If a requester wants an electronic copy of a record but the condominium corporation does not keep that record electronically, the condominium corporation can provide a paper copy and charge the costs associated with providing the record."
- For core records - "Condominium corporations can only charge requesters a limited fee for copies of or access to core records. **If a requester asks for a paper copy** of a core record, the

condominium corporation can **only charge a maximum of 20¢ per page. If a requester asks for an electronic copy** of a core record but the condominium corporation does not keep that record electronically, the condominium corporation can provide a paper copy but must provide the **records at no cost**. That means they cannot charge any costs, even for printing and photocopying."

Since the Condo Act is under the umbrella of consumer protection, perhaps it would be good to establish a 'reasonable' fee schedule, so that owners, buyers and sellers don't feel they are paying unreasonable fees.

## 2. CONDO DISPUTE MANAGEMENT

The lack of 'condo police' or a tribunal for dispute resolution has been suggested in the past and we even discussed it briefly with the Minister. While implementation here of what Ontario has with their Condominium Authority Tribunal (CAT)<sup>5</sup> may be unaffordable due to the relative size of our condo market here, that doesn't mean that we shouldn't do something.

Several members commented on the need for Mandatory Director Training. Many of the members making this suggestion are current condo owners in Manitoba but have previously owned condos in other provinces, such as Ontario and British Columbia. Their perspective is very interesting in that those provinces have many more condo corporations and have a more rigorous regulatory environment. Since moving to Manitoba they have found the level of knowledge and responsibility demonstrated by the Board of their CCs to be inadequate.

I recently participated in a CCI National Zoom session with CCI and Government representatives across the country. Some of the interesting ideas that could be useful for improving our Act include:

- **Better accountability from the Developer from the start of the condo corporation**
- NFLD Condo Act clause 45<sup>6</sup> requires holdbacks from unit sales to be held in trust to cover up to 10% of the published budget and any subsequent shortfalls in the first year.



- NFLD Condo Act clause 49<sup>7</sup> requires the Developer to have a reserve fund study (RFS) conducted prior to the sale of the first unit for CCs of 10 units or more, and to fund the reserve fund according to the RFS. For CCs of less than 10 units, the Developer must ensure the reserve fund is funded to 100% of the annual operating budget within five years.

- **Easier access to electric vehicle charging infrastructure**

- BC passed legislation<sup>8</sup> to reduce the voting threshold for CCs (aka stratas) to pass decisions related to electric vehicle charging infrastructure. As well, upcoming changes require CCs get an electrical planning report covering the current capacity and potential demand changes from increase electric vehicle ownership.
- ON has a step-by-step guide<sup>9</sup> for the installation of electric vehicle chargers in condominiums.

- **Regulation of short term rentals**

- NFLD is taking a provincial rather than municipal approach to the regulation of short term rentals<sup>10</sup>, whereas most other provinces are leaving it to the municipalities to reinvent the wheel on their own.

We encourage you to submit suggestions for improving the Provincial Condo Act to us via <https://cci-manitoba.ca/resources/the-condominium-act-suggestions-for-improvement>. For reference, the Province has a useful website with a guide to the Act and links to the Act itself, and the associated regulation and various related forms. The website link is <https://www.gov.mb.ca/condo/>. The Provincial website has contact information available for your use. Recently we submitted a few email inquiries and got good results.

**Telephone: 204-945-3744**  
**Toll Free: 1-866-626-4862**  
**TTY: 204-945-4796**  
**Email: MBcondo@gov.mb.ca**

ALAN FORBES  
 CHAIR, COMMUNICATIONS COMMITTEE 🍁

<sup>1</sup> Condo Conversation Corner, Summer 2023, Condominium News and Views <https://cci-manitoba.ca/cci-manitoba-magazine/article/50>

<sup>2</sup> CAO Guide to Condominium Corporation Records <https://www.condoauthorityontario.ca/wp-content/uploads/2021/07/CAO-Guide-to-Condominium-Corporation-Records.pdf>

<sup>3</sup> Records Request Process for Core Records <https://www.condoauthorityontario.ca/wp-content/uploads/2021/07/Core-Records.pdf>

<sup>4</sup> Records Request Process for Non-Core Records <https://www.condoauthorityontario.ca/wp-content/uploads/2021/07/Non-Core-Records.pdf>

<sup>5</sup> Ontario Condominium Authority Tribunal <https://www.condoauthorityontario.ca/tribunal/>

<sup>6</sup> NFLD Condo Act clause 45 [https://assembly.nl.ca/legislation/sr/statutes/c29-1.htm#45\\_](https://assembly.nl.ca/legislation/sr/statutes/c29-1.htm#45_)

<sup>7</sup> NFLD Condo Act clause 49 [https://assembly.nl.ca/legislation/sr/statutes/c29-1.htm#49\\_](https://assembly.nl.ca/legislation/sr/statutes/c29-1.htm#49_)

<sup>8</sup> BC Condo Act legislation update <https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/operating-a-strata/the-environment/electric-vehicle-charging>

<sup>9</sup> CAO's Step-by-Step Guide: Installing Electronic Vehicle Charging Systems <https://www.condoauthorityontario.ca/resources/electric-vehicle-charging-station-regulations/caos-step-by-step-guide-installing-electronic-vehicle-charging-systems/>

<sup>10</sup> CBC News 2023-04-04 <https://www.cbc.ca/news/canada/newfoundland-labrador/nl-new-tourism-regulations-1.6801045>



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## IMPORTANCE OF DISCLOSURE STATEMENTS



**W**hen buying or selling a condominium, disclosure statements play a crucial role in providing the buyer with relevant information about the property and the condominium corporation. Two sources of information for prospective buyers and sellers are from the Canada Mortgage and Housing Corporation and the Canadian Condominium Institute. Proper disclosure can also insulate both the seller and buyer from costly errors if disclosure is questioned. From the CCI Manitoba Condominium Guidebook

*"There are several forms of Disclosure Statements that must be produced in connection with the sale of a condominium unit, depending on the circumstances. For a unit in a project not yet registered, the Declarant must produce a Disclosure Statement on behalf of itself since the condominium corporation does not yet exist. In the case of an existing unit, both the current owner and the condominium corporation must supply a Disclosure Statement. The Disclosure Statements contain important information relating to the project as a whole, including information about building deficiencies that require major expenditures and the status of the reserve fund, as well as information relating to the specific unit."*

The purpose of these documents is to enable prospective buyers to make informed decisions by understanding the financial health, governance, and potential issues associated with the purchase of the condominium. Buyers rely on the accuracy and completeness to assess the risks and benefits of purchasing a condominium.

If disclosure provided is inaccurate, incomplete, or misleading, it could lead to complications. Buyers could sustain unexpected financial expenses if they are not adequately informed about the condominium corporation's financial situation or any ongoing disputes or deficiencies. It is essential for sellers and their agents to provide accurate and complete disclosure documents to potential buyers upon demand. Failing to do so can have far-reaching implications, including potential legal consequences.

### ONTARIO COURT CASE

CCI Manitoba regularly scans relevant or interesting news to add value to your membership. Keeping our members informed is central to our mission. A good example is a recent decision from the Ontario Superior Court about disclosure to a buyer and an impending special assessment.

A recent Ontario Superior Court of Justice decision deals directly with disclosure in the sale of an Waterloo Ontario condominium. Judge Gibson's decision, released in May of 2023, examined the disclosure of a special assessment. This

decision should remind us that improper disclosure can have consequences. The case is about the sale of a condominium in Waterloo Ontario in June of 2021.

While court decisions are generally binding only within the jurisdiction in which they are made, they can still be persuasive or instructive in other jurisdictions. An Ontario court decision may not have direct legal authority in Manitoba, but a Manitoba court could still consider it relevant and informative when faced with similar circumstances.

In this case, the buyer (Bruce) purchased a condominium in June 2021. In May 2022, Bruce learned that the corporation was seeking authorization from the owners to borrow up to \$2.5 million to repair or replace its lift station and water main. Bruce's portion of the repair was expected to be about \$34,000, which would be payable either up-front as part of a special assessment or as a loan. Bruce decided to challenge the corporation's ability to assess him a portion of the cost because in his view, the special assessment was not properly disclosed at the time he purchased his unit, about 11 months earlier.

### COURT DECISION

In the case, Judge Gibson established that the corporation knew as early as 2017 that repairs to the water main and lift station would be required. At trial, evidence was submitted that the repairs were discussed in several board meetings. An auditor's report flagged the repair in November of 2020, the costs were significant and may require a special assessment or a corporate loan. Yet, on June 8, 2021, the day Bruce made his offer of purchase, the agent for the corporation issued a status certificate to Bruce that the corporation had "no knowledge of any circumstance that may result in an increase in the common expenses."

The case also established that the corporation's reserve fund did not possess the necessary funds to complete the work, and additional funding would be required. Judge Gibson's decision about the degree of disclosure in this case was clear,

*[disclosure] requires fulsome disclosure, not minimalist. Only with full disclosure can the prospective purchaser assess their own risk and make informed decisions about the purchase...It should flag in clear language any financial concerns that should prompt a prospective purchaser to dig deeper into the "fine print."*



## IMPORTANCE OF DISCLOSURE STATEMENTS

Manitoba disclosure requirements are different, but the principle is similar - it is safer to disclose than not, because if disclosure is successfully challenged, the consequences could be significant. Disclosure requirements in Manitoba are stated in the Condominium Act. CCI Manitoba also has a helpful guide that prospective buyers and sellers can download for free.

Judge Gibson's Ontario decision is a clear analysis of the failure, in that case, to clearly disclose the impending repairs and special assessment; he also observes that the buyer did not employ the services of a lawyer in his purchase. Judge Gibson wrote about the applicant:

*Bruce did not retain a lawyer to review the status certificate, and he did not read all the information in the status certificate, relying on the summary provided by Marchesseau (Bruce's real estate agent) before submitting an unconditional offer. Bruce was not advised by Marchesseau of the note in the auditor's report with respect to water main repairs and the possibility of a special assessment and/or loan application. Marchesseau says that she explained to Bruce the risk of not retaining a lawyer to review the status certificate.*

And further

*Ought he (Bruce) have retained a lawyer to review the status certificate and advise him? Patently, yes. It is*

*always prudent for a prospective purchaser to do so, and choosing not to do so potentially exposes them to risk.*

Bruce is entitled to an exemption from the special assessment or loan, for the period of time that he continues to own the unit. As a consequence, Bruce's portion of the special assessment must now be paid for by the other condominium owners.

None of the parties emerged unscathed. Bruce and the Condominium Corporation both paid legal expenses. The other owners of the corporation each paid a portion of Bruce's exemption from the special assessment. All of the involved parties would have been required to participate in pre-trial discovery, meetings, document collection and court proceedings.

### LESSONS LEARNED

What can we in Manitoba learn from this case, accurate disclosure is important. If a corporation has knowledge of a significant impending expense and does not have the necessary funds available to perform the work, then later fails to properly disclose this potential risk to a potential buyer, there could be later significant consequences. Corporations may want to consult their professional partners if this scenario sounds familiar.

We can all learn from our mistakes, a wise person learns from other people's mistakes.

DUANE ROHNE  
CCI MANITOBA CHAPTER 🍁



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## YEAR-END COMMITTEE REPORTS

With our fiscal year end of June 30th followed by our AGM in September, the summer edition of our newsletter is the time to publish the year-end reports from our Committee. At CCI Manitoba, most of the detailed work is done at the Committee level, the Board setting the direction and making the decisions for proposals brought forward.

The following reports summarize the accomplishments of CCI Manitoba's Committees from the past year. Note that you need not be a CCI Board Member to join one of our committees. If you are interested in volunteering for one of our committees, please email us at [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca).

### SPONSORSHIP & AGM COMMITTEE

The AGM/Sponsorship Committee is responsible for arranging the AGM and campaigning for sponsorships. Sponsorship is an extremely important part for any organization, it is the financial support for events such as AGM's, Webinars and Lunch & Learns. We could not have offered all the CCI events to our members at a low cost or even free without the help of our sponsors. In addition, it also increases awareness for our Professional and Business partners by promoting their company at events including the CCI website, Eblasts, social media as well as AGM's. Their sponsorship also allows them to successfully network at any particular in person event.

We have exciting news! We have added a Platinum level to our sponsorship form and more benefits to each level for the sponsors and members to benefit from. In other exciting news, our Annual General Meeting will take place September 19th, 2023, at Assiniboia Downs. Our theme this year is a Kentucky Derby, do not forget to wear your Derby Hat or Bow Tie. There will be drinks, appies, games, draws, prizes for the best Hat & Bow Tie and do not forget you will also get a chance to bet on your favorite horse.

At the last AGM at Fort Gibraltar in 2022 we had so much fun dressing up for our Halloween Theme, let's make this one even better. By donning our fancy Hats & Bow Ties we are sure to outshine last year's attire! Let's have fun and enjoy each other's company!

Please remember if you know someone that deserves recognition for their outstanding contribution to the condominium community, their dedication, commitment and perseverance as a volunteer you can nominate them to be a recipient of the CCI, Manitoba Chapter Jane Lecours Volunteer Award that will be presented at the AGM. This award was developed to honour Jane's memory and in recognition of her outstanding contributions to the condominium community.

We are always looking for volunteers for our committee, if you are interested in volunteering, please contact CCI Manitoba Chapter to learn more.

I would like to thank the Committee Members: Kathleen Vandale and Seth Henoch for their hard work, dedication and contributions.

We would like to express our sincere gratitude to all our sponsors, it means the world to CCI and our Members.

**WE HOPE TO SEE YOU ALL AT THE CCI MANITOBA DERBY AGM ON SEPTEMBER 19TH, 2023!**

CONNIE DAME  
COMMITTEE CHAIR

### FINANCE COMMITTEE

It has been a great year being on the CCI Board! We have met in person and have continued doing hybrid meetings as well. A great group to be a part of!

This year has come with some challenges but we worked hard to increase our revenue by growing our membership and sponsorship numbers (THANK YOU, SPONSORS!). On the expense side we made the tough decision to go digital-only for our newsletter to save money. To improve membership value, we are offering Lunch & Learns free of charge in the new year to all members and we are currently working on the online version of the CCI 200 course.

The CCI board of directors continues to work hard to provide value to all their members!

AUDREY HARDER  
COMMITTEE CHAIR



## YEAR-END COMMITTEE REPORTS

### COMMUNICATIONS COMMITTEE

I'd like to start by thanking our Chapter Administrator, Aesia Desrosiers, for her support and actions to get the newsletter published, and for her involvement answering member inquiries, sending out E-blasts and helping feed our social media channels. As well, thank you to our Committee members Duane Rohne, Alan Reiss, Seth Henoch for their contribution of articles, Maureen Hancharyk for her advice and support, to John Popowich for his President's report and updates on activities at CCI National Council, to Kathleen Vandale for her expertise on insurance matters and to our proof reader extraordinaire, Pam Pyke. Bravo to all.

It was a challenging year for our newsletter committee with economic reasons forcing us to stop printing paper copies of the newsletter and switching to a digital-only delivery of news. We had been thinking for several years of going to digital-only format because of environmental reasons and because we were one of the last CCI Chapters to still publish printed editions. The pandemic and related reduction in membership and supply chain cost increases left us with no option but to eliminate the print edition. Now we are trying to make the best use possible for the digital-only newsletter. One thing we have started is making more use of hyperlinks, both for articles and advertising. On tap or click will take you to additional content.

Traditionally, our print edition was 24 pages and if we wanted to vary the page count, we'd have to do so by adding four pages at a time, which would also increase the cost. One advantage of the digital-only format is that we are not limited to a 24 pages, and in fact have increased the amount of content for our members with 34 pages in our winter edition and 37 pages in our spring edition.

In the past year we've expended more effort on posting content to our social media channels but with little to no visible benefit and with considerable expenditure of volunteer time and commitment. At the recent CCI National Leaders Forum in Saskatoon, Chapters that had success with social media indicated that you had to 'pay to play' - spending money to appear at the top of searches and/or paying a social media professional to manage the channels. These are things that we are going to have to look into.

One other area of responsibility for the Committee is to answer member inquiries. We attempt to provide as much support and information as possible to our Chapter Administrator so that she had handle as many inquiries as possible. For the questions that she can't handle, she gets me involved as Committee Chair, or our President John Popowich or our Past President Maureen Hancharyk. Collectively we strive to do our best to answer our members' questions or empathize with them for their problems. When possible, we do connect via phone calls, via Zoom and on occasion with in-person meetings over a coffee.

ALAN FORBES  
COMMITTEE CHAIR

# Alan Reiss

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- Long-time **Canadian Condominium Institute** Member (CCI).
- Appointed as director on the board of CCI's Manitoba chapter in 2020.
- Longstanding owner/investor of multiple condominium units; seasoned and actively serving condo board director.
- CCI course credits include all three courses of the Director Program.
- Directly involved in the CCI's Newsletter and Education committees.
- Contributor to CCI's quarterly newsletter with the *Reiss Report*, an in-depth look at the Winnipeg real estate market.
- Served on several **Winnipeg Regional Real Estate Board** (WRREB) committees including MLS, Public Relations, Membership, Real Estate News and Investigative.
- Member of **Manitoba Real Estate Association (MREA)**, **Canadian Real Estate Association (CREA)**, **National Real Estate Association (NRS)** and **International Real Estate Society (IRES)**.





# CCI MB AGM

MANITOBA DERBY THEMED RACE NIGHT

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**5 PM** | AGM REGISTRATION & NETWORKING -  
DRINKS & APPETIZERS

**6 PM** | ANNUAL GENERAL MEETING

**7 PM** | DRAWS, PRIZES FOR THE BEST FANCY HAT  
& BOW TIES. & HORSE RACING ORIENTATION

**7:30 PM** | HORSE RACING & NETWORKING

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TUESDAY, SEPTEMBER 19TH, 2023  
ASSINIBOIA DOWNS  
**DRESS CODE: FANCY HATS & BOW TIES**



*Register by September 5th and  
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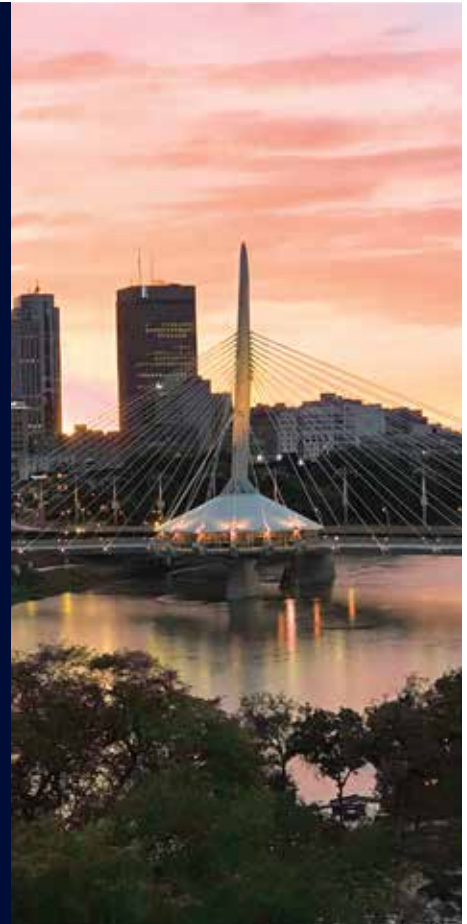
## YEAR-END COMMITTEE REPORTS



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#### EDUCATION COMMITTEE

The Education Committee is responsible for providing condominium education that meets the needs of CCI-Manitoba's members. We organize Lunch & Learns, webinars, and educational events in order to improve our members' knowledge and understanding of condo living.

Over the past year, the Education Committee's focus has been on improving accessibility for our members. Firstly, after shaking off the COVID-19 pandemic, we returned to in-person Lunch & Learns this year. At those in-person Lunch & Learns, we were testing live streaming over Zoom. We have worked out a number of the technical challenges and, in the coming months, we should be able to offer fully hybrid Lunch & Learns where we can have in-person participation as well as online participation over Zoom.

Secondly, for those who cannot attend our events live in any medium, we have been uploading recordings of our Lunch & Learns on our website. On our website, check out our "Past Education Session Recordings" under the "Members Only" tab.

Thirdly, starting this Fall, we have eliminated registration fees for Lunch & Learns for our members.

Lastly, we have been laying the groundwork for digitizing our CCI 200 course. We are reviewing and updating our materials before we start recording. This is a significant project and we hope to launch the CCI 200 course in the upcoming year.

I would like to thank the Committee members: Connie Dame, Audrey Harder, Eric Hrycyk, Alan Reiss, Seth Henoach, Kathleen Vandale and our non-Board member volunteers: Tanya Wawrykow and Nat Kleinschmit for their contributions this year.

On behalf of the Education Committee, thank you for your ongoing support and enthusiasm at our events. We look forward to seeing you at our next (free!) Lunch & Learn on October 19, 2023. Wishing you a fantastic and safe summer.

CARL DALTON  
COMMITTEE CHAIR

## YEAR-END COMMITTEE REPORTS

### MEMBERSHIP COMMITTEE

The role of this committee is to expand membership and improve engagement for members in coordination with other committees.

Thanks and recognition is due to all volunteer members of this committee, Doug Forbes, Mara Doctoroff, Audrey Harder and Patricia Salam.

This year, one of our goals was to establish the Management Advisory Committee (MAC). Our first MAC meeting occurred in March of 2023. Our next meeting will be in September of 2023. This sub-committee was established to improve communication and collaboration with Property Managers. The committee is a work in progress which is going well. We acknowledge and appreciate the contribution of property managers as we see them as an integral part to the success of condominium corporations and CCI.

During the 2023 fiscal year we began to see signs of membership numbers rebounding, a hopeful sign that numbers are beginning to improve. We continue with our initiatives to recruit new members through referrals and early renewals. Committee members have started reaching out to condo corporations that have expressed an interest in membership with in person or virtual meetings to discuss the benefits of CCI membership to all parties involved, i.e. condo owners, board members and property managers.

We are happy to report that the condominium guide book which is a useful tool to condo owners, can now be downloaded from the website <https://cci-manitoba.ca/members-only/condo-guidebook-download-for-free> (login required).

Membership renewals for 2023/24 are due now. We encourage everyone that has not yet renewed to contact our Chapter Administrator to ensure your continued membership and access to our wide selection of useful tools.

OUR GOAL IS TO HAVE EVERY CONDO CORPORATION BE A CCI MEMBER!!!

DUANE ROHNE  
COMMITTEE CHAIR

### GOVERNMENT RELATIONS & ADVOCACY COMMITTEE

No report available at time of publication

DOUG FORBES  
COMMITTEE CHAIR 🇨🇦

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 **EFFICIENCY  
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## UPGRADE YOUR HEATING AND COOLING SYSTEM TO SAVE ENERGY



**L**ooking for an energy-efficient heating and cooling system? Air source heat pumps can provide both heating and cooling for condominiums and can reduce electric heating costs by up to 30%.

In addition to saving energy and money, you can get rebates from Efficiency Manitoba for installing an air source heat pump. A Crown corporation committed to helping Manitobans save money, energy, and the environment, Efficiency Manitoba offers energy efficiency programs and rebates for property managers, owners, and condo boards. By upgrading to an air source heat pump, you and your residents can save energy and money for years to come.

An air source heat pump typically has both an indoor and outdoor unit. As air travels between the units, a compressor circulates a high-pressure liquid refrigerant that absorbs and releases heat — the same process as your refrigerator. In winter, heat is pulled from the outdoor air to warm your home. In the summer months, it works in reverse, pushing warm air outside to cool your home.

Whyte Ridge Furnace and Air Duct Cleaning has installed dozens of air source heat pumps for customers in Manitoba. Operations Manager Taylor Adolphe says he's seen people save hundreds of dollars on their monthly energy bills thanks to their air source heat pump.

"With an air source heat pump, you're not relying on natural gas to heat your home," Taylor says.

"The upfront costs are more, but it's better in the long run for the environment and your energy bills."

### TYPES OF AIR SOURCE HEAT PUMPS

There are two kinds of air source heat pumps: conventional and cold climate. While conventional heat pumps shut off when the outdoor temperature reaches -10°C, cold climate heat pumps can

operate down to -30°C, depending on the manufacturer's specifications. For that reason, cold climate air source heat pumps are more suitable in Manitoba. When it becomes too cold outside, an auxiliary heating source is required to maintain the warmth in your home.

Air source heat pump output and performance reduces significantly as the temperature decreases. Ice can build up on the outdoor unit and automatically activate a defrost cycle, which reverses the air flow, pushing warm air through the outdoor coil to melt built up ice in only a few minutes.

Air source heat pumps come in centrally ducted and ductless models. The best design for your needs depends on your existing heat source and condo size.

A centrally ducted heat pump uses forced-air ducting to distribute heating and cooling throughout the unit. This allows air to reach individual rooms and heat the entire space. The existing ducting may require modifications to support the heat pump system.

If the units in your building use baseboards or a radiator, there likely isn't ducting installed. In this case, a ductless air source heat pump would be the better choice. Ductless units come in either mini-split or multi-split. A mini-split heat pump has one outdoor unit and one indoor head, usually mounted to the wall. To warm the entire unit, you'll likely need multiple indoor heads. This is called a multi-split.

Talking to a contractor will help you determine the best installation for your building.

### DO YOU QUALIFY FOR A REBATE?

To qualify for Efficiency Manitoba's air source heat pump rebate, the heat pump must replace an existing electric furnace or boiler, electric baseboards, or a natural gas heating system. The contractor who installs your heat pump must be registered with Efficiency Manitoba.

Taylor says working with Efficiency Manitoba has been simple and straightforward, and the quality of service they provide stands out. Efficiency Manitoba's commitment to exceptional customer service extends to both contractors and customers. Their registered contractors receive training opportunities and materials offered by a team of experts assist their customers through their energy efficiency upgrades.

The unit owners of your building may also be eligible for additional rebates through the federal Canada Greener Homes Initiative. A complete pre- and post-retrofit EnerGuide evaluation of the building needs to be completed in order to be eligible. Through the evaluation, an energy advisor will help you and your tenants understand how their unit uses energy and what steps can be taken to improve its energy efficiency.

With the Canada Greener Homes Initiative, unit owners can receive a grant of up to \$5,000 for installing an air source heat pump. Learn more about the Canada Greener Homes Initiative and find out if your building and unit owners are eligible at [canada.ca/greenerhomesinitiative](https://canada.ca/greenerhomesinitiative).

### NEXT STEPS

Once you're ready to upgrade your heating system, we recommend getting quotes from at least three registered Efficiency Manitoba suppliers. The cost of installing an air source heat pump depends on the type of system, existing heating equipment, and ductwork in your home.

Be sure to check Efficiency Manitoba's list of eligible heat pumps at [efficiencyMB.ca/ashp](https://efficiencyMB.ca/ashp) and send them your application.

DENISE TURANLI  
[DENISE.TURANLI@EFFICIENCYMB.CA](mailto:DENISE.TURANLI@EFFICIENCYMB.CA)



## COURT CASE LESSONS LEARNED



### MANITOBA COURT OF QUEEN'S BENCH: SMITH V. LEHMANN ET AL

One of the larger disputes that can arise between a Condominium Corporation and a unit owner stems from the financial responsibility of correcting deficiencies of a unit. The Manitoba Court of Queen's Bench made a ruling *Smith v. Lehmann et al.*<sup>1</sup> that provided reinforcement to the balance of a unit owner's duty under section 180(2) of The Condominium Act<sup>2</sup> versus the rights of a Condominium Corporation under section 181.

#### BACKGROUND

A condominium unit was purchased by the defendant Lehmann during foreclosure, who subsequently did renovations to the Unit including "the replacement of flooring, bathroom fixtures, and kitchen appliances, the installation of cabinetry and other interior finishings, painting, tiling, and sandblasting a brick wall." Lehmann sold the unit to Smith soon after the renovations were completed in 2015. In 2017, the City of Winnipeg inspected the unit and ordered that it be brought into compliance with City by-laws as it had numerous violations including the fact that it had been converted from a storage locker without obtaining the necessary occupancy permit.

Upon receipt of the City Order, the Condominium Corporation demanded that Smith rectify the deficiencies. As Smith remained non-compliant, the Condominium Corporation utilized the rights of the Corporation under The Condominium Act to rectify the deficiencies and charge the expense to Smith; later placing a lien on the unit. This prompted Smith to file suit against Lehmann, the Condominium Corporation, and others for negligence and breach of contract. Against the Condominium Corporation, Smith claimed that the Condominium Corporation had a "duty of care to oversee the Unit, to ensure that Lehmann performed renovations in accordance with the Declaration and by-laws, and to ensure that the Unit could be occupied as a residence." The Condominium Corporation filed a counterclaim seeking damages for the costs of remediating the unit and for the fines assessed by the City of Winnipeg due to the delay in bringing the unit into compliance.

#### COURT DECISION

Ultimately, the Court dismissed the claim against Lehmann and the Condominium Corporation and granted the counterclaim against Smith.

In the decision, the Honourable Justice Grammond made specific note of the following:

1. That as there was no evidence showing that Lehmann made any structural changes to the unit nor did he make any alterations or installations that served another unit in the complex, the approval of the Board of the Condominium Corporation was not required to be granted prior to Lehmann's renovations.
2. That while it would have been helpful for the Condominium Corporation to inform Smith that there was an issue of habitability of the unit prior to Smith purchasing it, there was no legal obligation for the Condominium Corporation to do so.
3. That as Smith failed to perform her duties to maintain the unit under section 180(2) of The Condominium Act, the Condominium Corporation had the authority to do the work after giving Smith appropriate notice and acted appropriately in adding the remediation costs to Smith common element expense.

#### LESSONS LEARNED

There are some things that can be used as a learning example for future situations to help make things go smoothly however should section 181 (1) be utilized by a Condominium Corporation:

1. Ensure that proper notice has been given to the unit owner, including the ability to show that the unit owner was aware of the deficiencies; and
2. Ensure that contractor's invoices specifically state the unit that the work was done for. If the work was done for multiple units, have individual invoices for each unit.
3. It also indirectly provides guidance that should a unit owner seek permission to do a renovation from the Condominium Corporation, the Board cannot be complacent thereafter and should ensure that the permission is granted only on the condition that the unit owner provide proof of building permits and provide any necessary documentation to show the renovations are completed properly. These elevated responsibilities of the Condominium Corporation may make a Board hesitant to provide permission, especially if a renovation project may overlap the change of a Board.

While providing guidance for the relationship between unit owner and Condominium Corporation, the *Smith* judgement does not provide guidance on the costs a Condominium Corporation may incur in recovery. Section 162(3) of The Condominium Act states that a Condominium Lien covers "all reasonable legal costs and expenses incurred to collect or attempt to collect". Further, most declarations state that a unit owner will fully indemnify the Condominium Corporation. As most litigators will tell you, the Courts rarely deviate from the Tariff in The Court of King's Bench Act which can be substantially lower than the actual legal expense. So, the question remains on whether the indemnity clause in declarations or the tariff amount would be the "reasonable legal costs and expenses".

*Sean Restall, of Restall & Restall LLP, assists Condominium Boards and Property Managers with corporate governance and disputes among owners and the Condominium Corporation. He was one of the legal representatives of the Condominium Corporation in the Smith case.* 🌟

<sup>1</sup> *Smith v Lehmann et al.*, 2022 MBQB 155 (CanLII) <https://www.canlii.org/en/mb/mbqb/doc/2022/2022mbqb155/2022mbqb155.html?autocompleteStr=Smith%20v%20Lehmann%20et%20al.%2C%202022%20MBQB%20155&autocompletePos=1>

<sup>2</sup> *The Condominium Act, CCSM c C170* <https://web2.gov.mb.ca/laws/statutes/2011/c03011e.php>

## LETTERS TO THE EDITOR

**W**ith the reappearance in the City of Winnipeg Council Chamber of some condo related issues, we started to receive some letters to the editor from our members. If you would like to send in your own letter for possible publication in our newsletter, you can do so by sending it to us a cci.mb.news@gmail.com with a subject of "Letters to the Editor".

### **SOBER SECOND THOUGHT NEEDED RE STRS**

*It seems to me that when Winnipeg's City Councilors voted against the primary-residence-only short-term rental (STR) model, they are not giving sufficient weight to the negative impacts that non-owner-occupied STRs can have on quality of life issues like safety and security in apartment and condo buildings. These are, after all, people's homes.*

*Nor, do they appear to be factoring in how STRs can significantly devalue the sizable investments condo dwellers made in their homes.*

*Other major cities in Canada, including Toronto, chose to limit STRs to principal residences for good reason, yet Winnipeg decision-makers have so far chosen not to follow suit. Perhaps, then, it's time for some sober second thought.*

*The original business model for airbnb was that people would rent out all or part of their principal residence for short periods of time to visitors to their city. It wasn't intended to become an "industry" run out of other people's homes as is the case when non-owner-occupied STRs operate in multi-family buildings.*

*People like me who live in condo buildings alongside units that operate as STRs have advocated tirelessly for the primary residence model because, otherwise, we are forced to live among strangers on a daily basis, and with an ongoing threat to safety and security. Plus, the constant coming and going causes wear and tear and outright property damage that we must pay for, while owners of the STR units profit off our backs.*

*It's a clear win-lose proposition – a very few benefitting at the expense of many.*

*If the City of Winnipeg really wants more people to live downtown, then the last thing Council should be doing is allowing short-term rentals (STRs) to flourish in the heart of our city. Allowing ghost hotels to operate in people's homes provides zero benefit for downtown residents and is detrimental to building strong urban communities. The only winners in this case are the few who own and operate one or more non-owner-occupied STRs.*

*How the mayor and council could justify and consider legitimizing the operation of such a problematic business in multi-family dwellings is beyond me. A hotel-like commercial operation that tramples on residents' rights to safety, security and quality of life should not be allowed in anyone's home. Full stop.*

LAURIE N.

EAST EXCHANGE CONDO DWELLER AND STR PRIMARY-RESIDENCE-ONLY ADVOCATE

### **MULTI-FAMILY WASTE DIVERSION FEE BACK AT COUNCIL**

*In the article Brian Mayes, City Councillor for St. Vital and Chair of the Water and Waste Committee spoke to the issue. Mayes said he still prefers to see property tax revenues cover garbage and recycling services, but believes other options may need to be considered, stating "My inclination would be still to try and do it through property taxes ..."*

*I wrote to Brian Mayes on the behalf of WCC #329:*

*As a condo, we get no garbage collection from the City, we pay a third party for that service; we get no snow clearing, we pay a third party for that service. Our owners wonder what services our significant property tax bills pay for.*

*We agree with your position that garbage and recycling should be a service paid through property taxes. There is a robust system in place for assessment and collection of property taxes. A separate Recycling / Waste Recovery fee would mean an additional accounting system and staff to bill, collect and enforce this fee.*

*If there were to be a Recycling / Waste Recovery fee, we would submit that it be based on the number of Recycling bins. Homeowners pay \$66 per year for that service, typically servicing 1 bin per household. We contend that a fair fee for that service would be a maximum of \$66/bin. We have 10 bins at 60/70 Dunkirk Dr, that service 52 units, resulting in an annual fee of \$660. There is an economy of scale in play here as well, the collection staff don't have to travel along the street to collect 10 bins, they are all in one location.*

*We submit that it would be in the City's best interest to encourage recycling & waste recovery, but a new fee would not be a step in that direction.*

GRANT K., BOARD PRESIDENT WCC #329

ROYAL EDGEWATER CONDOMINIUMS 🍁



## THE REISS REPORT

### CONDO REAL ESTATE BLOG

We are seeing another year impacted by rising mortgage rates and in July the Bank of Canada increased the overnight rate for the 10th time since March 2022. At that time, rates were rock bottom at 0.25% but now they sit at 5%, the highest they have been in 22 years. Despite the rising interest rates, condominium activity in the local market is weathering the rapid rate hikes surprisingly well, based on June market results.

#### INFLATION AND INTEREST RATE IMPACTS

As acknowledged in the 2023 first quarter report, buyers of any property type, including condominiums, are being impacted by the rising cost of living and inflationary environment. It is hard not to turn on a radio or television or check your media feed on your smartphone without hearing or reading commentary on the economy and what the latest statistics are showing in terms of taming runaway inflation from 2022 and practical solutions to help Canadians meet rising debt levels owing to higher food and gas prices.

Based on most recent reporting, inflation is coming down despite continuing strong job numbers well into 2023 and the economy operating at levels better than expected. This means the Bank of Canada will be more reluctant to proceed with any more interest rate increases. Though, as Bank of Canada Governor Tiff Macklem has mentioned, to get to his target inflation rate of 2%, he needs to see more evidence of further inflation cooling and stabilization before rate increases subside.

It is also worth noting the period projected to when this may happen has been extended out to 2025 so Canadians can expect these higher rates to remain in place for some time. Get used to them and adjust your plans accordingly!

Another key point to make is when it comes to Winnipeg's condominium market, we have some of the most affordable prices in the country, so the impact of higher mortgage rate increases is not as significant as it is in other markets, and it has not curtailed sales as much as you might have thought.

Many condo sales in our market have mortgage amounts in the \$200,000 range or even less. The increase in monthly mortgage costs are about \$225 per month per \$100,000 of mortgage, with rates going from 2% to 6%, according to James Laird of Ratehub.ca. While this increase is painful in our market with respect to your household budget, it is less so than markets elsewhere that require much higher mortgage amounts.

#### SECOND QUARTER RESULTS

Without trying to get ahead of ourselves, let's look at April and May numbers to see how the MLS® market performed this year in comparison to the same months in previous years.

April sales fared poorly to kick off the second quarter of 2023. Condominium sales of only 171 were down 25% from April 2022 and well off the high mark set in 2021 when there were 269 sales. A clear sign of a less active April in 2023 comes from the real estate board's busiest condo MLS® area of Osborne Village. Whereas active listings were almost identical the prior two years for April at the 50-mark, sales in 2023 were down to 13 as compared to 25 in 2022 – an almost 50% decline.

However, slower sales activity did not negatively affect the average sales price, as it held firm at over \$258,000, a slight decrease of 1% from the same month a year ago. Conversions of new and active listings fell off noticeably but that had as much to do with a better supply of condo listings to choose from with nearly 500 compared to 341 last year. More listings are an indicator that



sellers are prepared to get back into the market. Then it is just a matter of time to see if buyer resistance will thaw out later in the spring market.

Despite much slower sales in April, this month resulted in one of the highest condo sale prices on record with a \$1,375,000 sale. This sale is a new bungalow style condo located immediately south of Royalwood and east of St. Anne's Road within the city of Winnipeg.

In May, sales were considerably better at 223 but still down 12% from May 2022 and down 23% from the highest all-time monthly record of May 2021 when there were 291 sales. However, if you go back to the first normal pre-pandemic month in 2019, sales are up 12%. May 2023 also outperforms the same month in 2017 and 2018.

Like April, from an annual comparison perspective, May's average sales price of \$266,845 is close to the average sales price in May 2022 as it was up less than 2%. Active listings or existing inventory at the end of May of 525 has risen 31% over 2022 but well down from the 954 listings in 2019. This translates to a continuation of a tighter condo market in 2023. With sales exceeding 200 every month, as will likely be the case well into the third quarter, this means the supply would be depleted in two and one-half months if there are no new listings coming onto the market. A balanced market is more in the four-to-five-month range.

As for sales in May going for at, below, or above list price, the additional listings this year are helping keep the condo market from overheating, as 75% of all sales went for below list price while 15% went for above list. The prior year, half of all sales sold for below list price while 35% went for above list.

June 2023 condo sales activity was actually highlighted in the Winnipeg Regional Real Estate Board's market and video release reports and deservedly so. WRREB president Rena Prefontaine mentioned sales of 251 are up 10% over June 2022 and 16% over the 5-year average and stated the fact that year-to-date condo sales for the first half of 2023 are third highest on record.

An impressive 90% of the equivalent number of new listings coming onto the market in June were sold while 54% of all existing inventory turned over in June. This compares very favorably with June 2022 where the percentages for sales to current or new listings and sales to active or existing inventory are 64% and 48% respectively.

Other than the unusually high average sales price of \$278,266 in June 2022, this year's June average sales price of \$258,170 is consistent with what we have seen through the second quarter and above previous June numbers such as in 2019 when it was \$244,687.

Owing to a more challenging mortgage rate and stress test qualifying environment in 2023, it comes as no surprise that June experienced its most sales activity (23% of total sales) in the \$150,000 to \$199,999 price range instead of the next higher range, which also was the case in June 2022. This speaks to our local market's affordability in that many listings are still available in

## THE REISS REPORT

the lower price range for sale. Also reinforcing condo affordability is the fact that another 15% of all total June sales sold for under \$150,000. Only 3% sold for above \$500,000 with the highest sale price in June being \$716,000.

Also, worth noting about the year-to-date condo report, is a number of MLS® condo areas are seeing strong conversions of listings to sales, for listings entered this year. For example, Tuxedo has seen 41 of its 44 listings sold so far this year and River Park South has a high conversion of 81% with 42 of its 52 listings sold. In rural Manitoba, the Winkler/Morden MLS® area has done amazingly well too with 47 of its 51 listings selling.

Nonetheless with an overall market region conversion rate of 63%, other MLS® areas could be converting more listings, so it will be one performance metric to watch in the third quarter to see if there is some improvement. Can both Waverley West and Linden Wood's well established condo market MLS® areas see their percentage conversions go up from the low 70s at present? And let's not forget the downtown which has fallen from 59% in 2022 to just a 40% conversion of listings to sales this year.

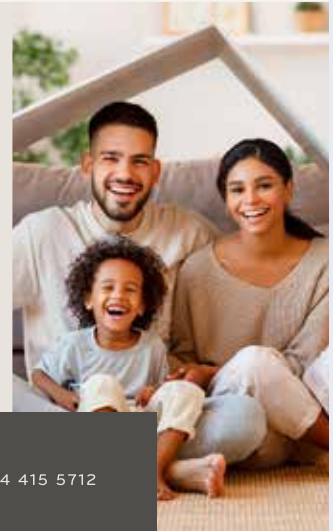
In summary, we have had a slow start to the second quarter in April but much better in May and June. This should portend well for the summer as July and August condominium sales could deliver solid results with sales close to the 200 unit level.

ALAN REISS  
CCI MB NEWSLETTER COMMITTEE  
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This is a recurring feature in our newsletter covering topics affecting condominium corporations (CCs) due to current or planned municipal or provincial legislation and regulations. While our recent focus has been on Winnipeg, primarily with respect to short-term rentals and waste diversion (recycling), if CCs in other municipalities are aware or concerned about similar matters where they live, please let us know, by sending an email to [cci.mb.news@gmail.com](mailto:cci.mb.news@gmail.com).

### **GARBAGE MANAGEMENT PLAN - MULTI-FAMILY DWELLINGS (WINNIPEG)**

This topic came up at the 2023-06-05 meeting of the Standing Policy Committee on Water, Waste and Environment (SPC-WWE) Committee meeting. A further extension of 30 days was provided for the Winnipeg Public Service to report back on the matter, so perhaps more information will be available in the summer.

This topic first came to light for us last fall when a Property Manager (PM) member of CCI Manitoba sent us an inquiry about garbage bin requirements for multi-family properties because a bylaw officer was investigating one of the PM's CCs. We found reference to it in the Council meeting minutes from 2022-09-22 under the agenda item *Garbage Bin Requirements for Multi-Family Residences* <https://clkapps.winnipeg.ca/DMIS/ViewDoc.asp?DocId=22452&SectionId=&InitUrl=>. Since then it has bounced around a bit between the SPC level, the Executive Policy Committee (EPC) level and Council, with extensions being granted to report back.

At this point we don't know much but we think it pertains to information on the City's "MyUtility" page, which has recommended quantities as shown below for a once-a-week collection. <https://myutility.winnipeg.ca/UtilityPortal/RecyclingGarbageYardWaste/sp/multifamilyGarbage>

Number of dwelling units	Recommended front-load bin
8 - 12	1.5 cubic meter (2 yards)
13 - 19	2.25 cubic meter (3 yards)
20 - 25	3.0 cubic meter (4 yards)
26 - 38	4.5 cubic meter (6 yards)
39 +	Contact 311

### **MULTI-FAMILY WASTE DIVERSION (WINNIPEG)**

This topic, also known as *Recycling Strategy for Apartments and Condos*, appeared at the 2023-06-23 meeting of the Standing Policy Committee - Water, Waste & Environment (SPC-WWE) as item #7 under Reports. Note that a presentation is in Appendix A and there is a video recording of that portion of the meeting. <https://clkapps.winnipeg.ca/DMIS/ViewDoc.asp?DocId=23859&SectionId=&InitUrl=>

For background and timelines, have a look at the project page <https://engage.winnipeg.ca/recycling-strategy-for-apartments-and-condos>. We last covered this topic in our Fall 2022 newsletter <https://cci-manitoba.ca/cci-manitoba-magazine/article/94>.

The presentation demonstrates that the City has been diligent and has consulted with all stakeholders and reviewed other jurisdictions



and are now ready to move forward. While we can all agree that all users of the recycling program should pay their fair share of the program costs and that sharing must be equitable, which is the issue we raised back in 2021 during the City's 2022 budget process <https://cci-manitoba.ca/cci-manitoba-magazine/article/9>. While the City's recent presentation did not include a new recommendation for a multi-family waste diversion fee, it did mention the previously recommended amount of \$44 per multi-family unit (compared with \$66 for a single-family home) and lamented the opportunity cost of the lost revenue from the past year and a half. Nor did the presentation discuss the mixed funding model of the current system (from both taxes and fees) which we mentioned in an article in our Winter 2022 newsletter <https://cci-manitoba.ca/cci-manitoba-magazine/article/3>, with the implication of reduced taxes if the program is to be funded from the fees.

One other thing not mentioned in the City's presentation was any reference to the Province's plan for Multi-Material Stewardship Manitoba (MMSM) to take over all recycling programs, operationally and financially, as we covered in an article in our Fall 2022 article <https://cci-manitoba.ca/cci-manitoba-magazine/article/94>. The MMSM plan focuses on Extended Producer Responsibility (EPR), which has been implemented elsewhere with varying degrees of success <https://www.cbc.ca/news/climate/ontario-recycling-epr-bottles-1.6891813>. With the coming Provincial election, it might be worth questioning those knocking on your door and asking for your vote.

### **COMPOSTING & FOOD WASTE COLLECTION**

While we haven't heard of any update on the Winnipeg project, their website suggests that a report will be submitted to Council sometime this summer. <https://engage.winnipeg.ca/residential-food-waste-pilot-program>



## ADVOCACY UPDATE



*"While we can all agree that all users of the recycling program should pay their fair share of the program costs and that sharing must be equitable, which is the issue we raised back in 2021 during the City's 2022 budget process."*

It is interesting to note that Brandon already has a green bin program <https://brandon.ca/>, that took a seasonal pause last November and resumed this spring in April. Other cities have been rolling out similar programs and many cities have had programs in place for years. One recent example of how not to roll out a program came up in Saskatoon, with a public protest from one CC making the news - the CC lined up all of their newly provided green bins on the street and the City came a few days later to take the bins back. <https://saskatoon.ctvnews.ca/city-removes-green-bins-from-saskatoon-retirement-community-following-protest-1.6362130>

### REGULATING SHORT TERM RENTALS (STRS) IN WINNIPEG

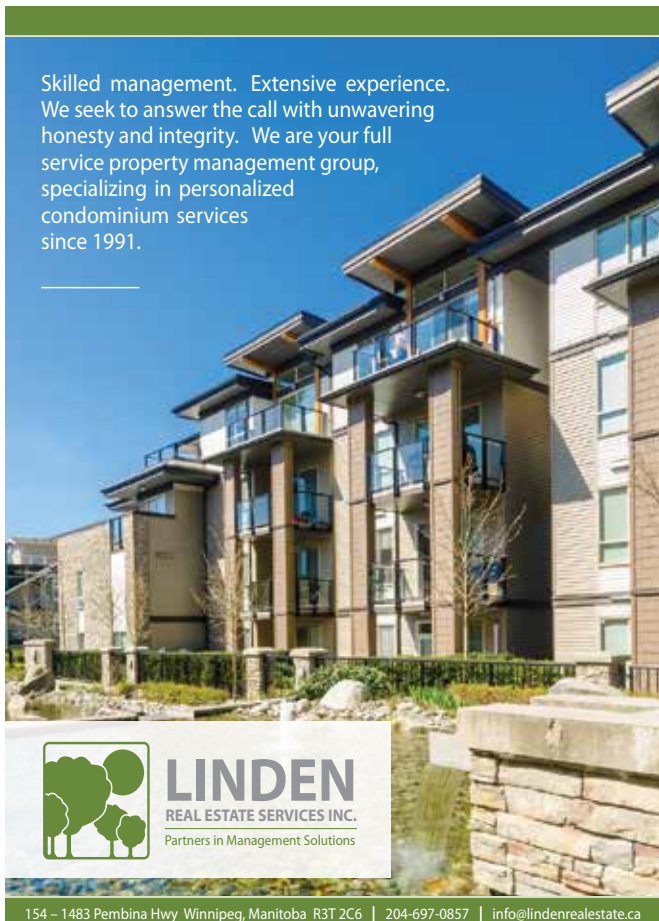
There isn't much to report on this issue since the Executive Policy Committee (EPC) meeting on 2023-02-14, during which the Public Service did a detailed presentation and a number of stakeholders also presented. <https://clkapps.winnipeg.ca/DMIS/ViewDoc.asp?DocId=23357&SectionId=&InitUrl=>. We can probably expect more updates in the next few months.


There was a recent article in the Winnipeg Free Press covering the topic<sup>1</sup> covering many of the points in favour of STRs and in opposition of STRs. Given that people from both sides of the issue don't like what the City has proposed, their plan may be a reasonable starting point. That said, regardless of the plan, the implementation, monitoring and enforcement are what matters most, based on the experiences of other cities across the country.

ALAN FORBES  
GOVERNMENT RELATIONS AND ADVOCACY COMMITTEE  
CCI MANITOBA CHAPTER 🇨🇦

<sup>1</sup> Short-Term Rentals, Long-Term Headaches, Gabrielle Piché, Winnipeg Free Press 2023-07-07 <https://www.winnipegfreepress.com/business/2023/07/07/short-term-rentals-long-term-headaches>

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## CCI NATIONAL LEADERS FORUM & CONFERENCE - A NEWBIE'S PERSPECTIVE

The National Leaders Forum (NLF) started at noon on Wed May 31st and ran until the end of the day Friday June 2nd. The National Conference was held on Saturday June 3rd. This article provides two accounts of the NLF & Conference from the perspective of two newbies (first time attending a NLF).

The target audience for the National Leaders' Forum (NLF) is the National Executive, the various chapters' directors and chapters' administrators. The NLF is an opportunity for the leadership to share their experiences, challenges and success stories with others. Members at large for the various chapters are eligible to attend as well. On the other hand, the target audience for the National Conference is much broader. All condominium stakeholders are welcome. The Conference is an effective forum for subject matter experts to share their knowledge with the broader audience and for attendees in general to connect and network.

Both the NLF and the Conference enable all attendees to work on the four quadrants of their knowledge matrix. Attendees come to learn specific things based on their awareness (known unknowns) and fill in their knowledge gaps. In the process they are exposed to new topics and ideas that they hadn't even thought about (unknown unknowns) and become aware. While in attendance they realize that they relied on misinformation or disinformation (unknown knowns) which lead to bias in their decision making and judgment.

The NLF started on Wednesday May 31st at noon for CCI National's Executive Committee and for the National Council (composed of a representative from each Chapter). Most other NLF attendees arrived later that day and joined in a 'Meet & Greet' that night, which is an effective networking event. Thursday and Friday were full days with evening social & networking events and open to all CCI Chapters and their members. The final day, Saturday June 3rd was the conference and trade show, which was open to members and non-members alike.

For reference, the detailed program and speaker biographies for the NLF can be found at <https://cci.ca/events/2023-spring-leaders-forum/program/leaders-forum-program> while the information for the Conference can be found at <https://cci.ca/events/2023-spring-leaders-forum/program/saskatoon-conference-program>.

### PERSPECTIVE #1 - PATRICIA SALAM

This year the Canadian Condominium Institute held its annual conference in Saskatoon. I don't know if it's because I am from the west, but I felt that it was a great idea to hold this event in a smaller city. Saskatoon was a great host. Attendees stayed at the Alt hotel right across from the new art gallery, The Remai Modern. The location in the heart of their downtown, allowed us to be able to walk and explore the city easily. There were restaurants on both sides of the street for about three blocks from where we stayed. People were out dining, walking in the riverfront and the park. This all gave the impression that it was a lively downtown.

The conference started on Wednesday and ended on Saturday, providing attendees with four wonderful days of connecting and learning. We met colleagues from across the country which was a time to share ideas. The education sessions ranged from reserve funds (the most popular topic for condo corporations) to team building and recycling programs to name a few. We were also able to connect with many business partners to get ideas that ranged from insurance to roofing.

The biggest take away was how beneficial the resource of CCI is to condo owners, condo boards and property managers. I would not hesitate to attend the conference again or to recommend it to fellow board members.

Can't wait until the next in-person NLF & Conference which is scheduled for Halifax in 2024!!!!

PATRICIA SALAAM  
DIRECTOR, CCI MANITOBA

### PERSPECTIVE #2 - ALAN FORBES

This was my first time attending a CCI NLF & Conference. However, I had previously participated in the three virtual conferences during the pandemic, and while I did find the virtual events useful, there was limited opportunity to ask questions during the various sessions.

Knowledge  
(known knowns)

Aware  
(known unknowns)

Bias  
(unknown knowns)

Ignorance  
(unknown unknowns)

The lack of networking opportunities at the virtual conferences was very apparent and degraded the overall experience.

### Venue - ALT Hotel

The NLF and Conference was held at the ALT Hotel in downtown Saskatoon, along the bank of the South Saskatchewan River. Their City has done an excellent job of taking advantage of the river bank by putting in walkways, parks, pedestrian bridges and lookouts. Think of The Forks but without the frequently flooded river pathway and the pathway extended well into the Wolseley area. The hotel rooms were modern, clean and had beautiful views out the window. The catering service, with breakfasts & lunches with refreshments and snacks available during the breaks, was very very good for the most part, with the exception of the 'bacon incident' on Thursday morning. Overall the venue and location left a very positive impression.

### Networking

There was a famous quote about learning that I think of when attending events like this one. It wasn't until I started writing this article that I learned whom the quote was attributed to.

*"Education is what remains after one has forgotten what one has learned in school."*  
~ Albert Einstein

Networking to me is a means to learn about everything that is not covered in the formal program for the event. It is what happens in conversations in the hallways, in discussions over a meal or at the refreshment table on a break. Not only does it provide an opportunity to build and maintain relationships across the country, you learn about the people, their lives, why they volunteer with CCI and what they are passionate about.

### Program Highlights





CCI Manitoba attendees at the NLF & Conference in Saskatoon (L-R): Alan Forbes, Aesia Desrosiers, John Popowich, Patricia Salaam, Seth Henoeh, Doug Forbes

Most of the sessions were good so I will quickly highlight the sessions that were very good. First up were two sessions on Thursday with Lyndon J Linklater, who introduced us to Indigenous protocol and did the land acknowledgement to open the morning session after breakfast. After lunch he returned to provide the keynote address. He introduced us to the reconciliation topic, what it is all about, why it is required and how we all should proceed. He is an excellent speaker and an engaging storyteller, and gave us an insight into the topic by relating his own family and nation's experience and history. These two sessions impacted my Aware and Bias knowledge quadrants.

Also after lunch was a session on confronting harassment (Devon Cassidy & Jennifer Dickenson), the importance of which was highlighted by the murders of condo directors and family members last December in Vaughan Ontario. Various tools for condo corporations were discussed such as pre-scripted responses to complaints (acknowledge complaint, empathize impact, set expectations for action, etc), the need for human resource policies (respectful workplace, response to harassment or violence, control of communication channels). The most important point though is to provide a consistent and clear message each and every time that unacceptable behavior will not be tolerated - don't just suck it up and hope the problem goes away. This session impacted my Aware knowledge quadrant.

On Friday, the best session was the one by Walter Wakula titled "Responsible Financial Reporting to the Board". Sounds a bit geeky, but what can I say - I'm a Treasurer for two non-profit organizations. The presentation was informative and interesting. The key thing for me was the need to worry about an additional item related to the reserve fund. Until now, I had been worrying about not having enough money in the reserve fund. Now I have to worry about how much is there because I have to be aware of the credit rating of the financial institution in which the funds are held and what portion is insured. This session impacted my Ignorance knowledge quadrant.

On Saturday, the most impressive session was the one on hoarding in condos by Daniel Katzman. He presented a case study that he has been working on for years for a client. It included the trials and tribulations to solve the problem, working with social workers, the police, property managers, the fire department and others. It was depressing as well, as no matter what was done, the problem unit owner, who is very wealthy, merely pays the fines and cleanup costs then resumes hoarding. The presentation dispelled some of my preconceived notions of mental illness and hoarding (Bias quadrant), filled in my knowledge gaps by providing a good overview of the process to follow (Aware quadrant) and exposed me to the full scope, breadth and depth of a problem like this (Ignorance quadrant).

In conclusion, my attendance at the NLF and Conference was well worth the price of admission. I learned a lot, got to meet many colleagues in person after previously seeing them numerous times during the pandemic in Zoom sessions, learned about Indigenous culture and history, and am now aware that Saskatoon is a great place to visit.

ALAN FORBES  
DIRECTOR, CCI MANITOBA 🍀

## CCI NATIONAL COUNCIL – LEADING THE WAY

There are seventeen Canadian Condominium Institute chapters across the country and each has a representative on the National Council. The Council meets virtually twice per year and in person at the National Leaders' Forum.

At this year's National Leaders' Forum held in Saskatoon May 31-June 3, the Council met twice, once with the National Executive and once on their own. Both meetings were breakfast meetings beginning at 8AM. The meetings are an opportunity to express ideas, gather information from other chapters and to find out what the Executive has accomplished.

The first meeting was with the National Executive. As there are new members to the Council, everyone gave a brief introduction and a quick summary of their chapter's accomplishments and wish list. Here in Manitoba we are developing a marketing plan, formed a Management Advisory Committee and have set a target of 18 new members for the coming year. The Huronia Chapter increased their membership through special promotions from 114 to 187. I briefly chatted with their President and Membership Chair and have given their contact information to our membership committee to discuss what Huronia did and how we can benefit from their actions.

Common issues throughout the chapters include trying to increase membership, increasing attendance at Lunch & Learns, and how to get the message out regarding Education and Advocacy. The Council is working on all these matters to get a satisfactory resolution. Our own committees are working to achieve these goals.

The Executive established a new finance sub-committee and will have numbers for us in the near future. Of concern for Council is the budget process, revenue projections and obviously costs. There was a lot of discussion on the budget process and how affiliation fees are distributed among the chapters. Three of the Council members will be submitting their suggestions on the funding model.

The National Council is looking at the development of chapter websites for standardization and policy and procedures. There will be more coming down the pike from these discussions.

Day two began with a breakfast meeting for National Council members only. With all seventeen representatives present, there was plenty of discussion and feedback. The need for national committee member volunteers was expressed and it may not be surprising but there was no problem in getting volunteers. A committee was established for Website Standardization, Chapter Chatter, National Policy and Procedure Manual, Funding Model and Business Networking Groups. Each of these committees will establish terms of reference and report back to the Council at the next meeting in July.

So why are these Council meetings beneficial? Well, aside from the networking that comes along with any conference or meeting of this type, there is the one on one time with the other representatives. I had numerous conversations with the other Council members privately to exchange ideas and find out what they do differently or better than we in Manitoba do. With any of the ideas exchanged, I was able to get contact information for our committees to discuss the ideas and possibly improve or implement some of the programs. Being able to recognize someone, know who they are and what they are all about is beneficial and something you don't necessarily get from virtual meetings. I'm a big fan of in person meetings and events.

I know all of the Council now, something I couldn't feel confident in saying during the pandemic and I do not need to hesitate should I need to reach out for advice or to bounce an idea.

Next year's Leaders' Forum will be in Halifax and again the Council will conduct their two meetings during the forum. I believe it is beneficial to all chapters.

JOHN POPOWICH, NATIONAL COUNCIL REP  
CCI MANITOBA CHAPTER 🍀





## CCI MANITOBA REFERRAL CONTEST! YOU COULD WIN A \$500 VISA GIFT CARD.



We love when our members recognize the benefits of CCI Membership and recommend us to others. For every new member that you refer to CCI Manitoba – whether a Condominium Corporation, Individual, Professional or Business Partner Member, you will be entered into a draw to WIN A \$500 VISA GIFT CARD. The more new members you refer, the more chances to win! Each new member referred between now and September 1st will be one entry into the draw. The draw will occur at the CCI Manitoba AGM in September.

## CCI MANITOBA IS LOOKING FOR YOU!

Our Chapter is looking for motivated individuals interested in joining one of our committees or volunteering their time to help with our education sessions and events.

If you are interested please contact us at [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca).

Download our Confidentiality & Code of Conduct for Volunteers from the Members only section on our website.

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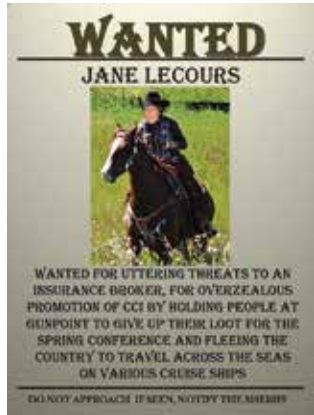
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## INDIVIDUAL EVENT SPONSORSHIPS

2023 AGM EXHIBITOR	2023 AGM ENTERTAINMENT/ REFRESHMENTS & APPETIZERS	LUNCH & LEARN OR EVENING SESSION	WEBINAR/PODCAST
✦ \$700  ✓ Full exhibitor booth to be displayed on-site (size restrictions may vary) ✓ Exhibitor listing and information included in AGM Package ✓ Exhibitor listing, logo and information included in event program ✓ Exhibitor listing on website and social media pages ✓ Thank you placards displayed on-site ✓ Verbal introduction and recognition on-site	✦ \$500  ✓ Sponsor listing on Chapter website ✓ Sponsor listing on registration forms ✓ 1 complimentary registration voucher ✓ Thank you placards displayed on-site ✓ Free standing company banners may be displayed on-site (must be provided by sponsor) ✓ Business cards and promotional material can be displayed on-site ✓ Verbal introduction	✦ \$350  ✓ Sponsor listing on Chapter website ✓ Sponsor listing on registration forms ✓ 1 complimentary registration voucher ✓ Thank you placards displayed on-site ✓ Free standing company banners may be displayed on-site (must be provided by sponsor) ✓ Business cards and promotional material can be displayed on-site ✓ Verbal introduction and recognition on-site	✦ \$500  ✓ Sponsored webinars/podcast are, increasingly, one of the strongest solutions for those looking to generate revenue through their marketing ✓ The sponsor gets more than just sales leads - they get multiple opportunities to build brand awareness over a period of weeks and months, which is something that's harder to replicate with any other type of communication



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## LIST OF INDIVIDUAL MEMBERS OF CCI MANITOBA



**W**e find that our Individual members are some of the most engaged and active members of any membership category, and some of our most staunch supporters.

CCI MB MEMBERSHIP COMMITTEE  
CCI MB COMMUNICATIONS COMMITTEE 🇨🇦

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Mabel Maxim  
Sherry Bauldic  
Kelly Greenaway  
Doris McComb  
Sherry Bellamy  
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Jeremy Morin  
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James Wall

Diana Crossin  
Elizabeth Macfarlane  
Linda Wiwcharyk  
Millie Diller  
Andrew Mathewson  
Zuzana Zhanel

## DID YOU KNOW...

Many of our members do not realize that they are CCI members and hence are missing out on some of their membership benefits. While they do receive this quarterly newsletter and perhaps an occasional email from us, they may not realize why. This may be because many of our members fall into one of two of our group-membership categories - Condo Corporations and Business Partners. When a Condo Corporation becomes a CCI member, all unit owners become members as well, entitling them to this quarterly newsletter and other member benefits as described in a prior article <https://cci-manitoba.ca/cci-manitoba-magazine/article/124>. Similarly, when a company or business, such as a property management firm or a law firm, becomes a CCI member, all of their staff become members as well.

To access our CCI members-only area of our website, just go to <https://cci-manitoba.ca>, click on the Members Only menu item and login (If you don't know your username and password, contact our administrator via email [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca)). In this members-only area you can find resources such as our newsletter archive and recordings of past education sessions. Note that the login credentials change annually and are sent to the primary contact for the membership upon renewal.

# LIST OF CONDO CORPORATION MEMBERS OF CCI MANITOBA

**O**ur Condo Corporation members and their unit owners, are by far the most numerous of any membership category and the reason CCI exists. Without condo corporations, there would be no need for CCI to put on education events or for our Professional and Business Partners to join.

Condo Corporations are assigned an ID based on which Land Titles Office (LTO) their corporation is registered. There are six LTOs in Manitoba, located in Brandon, Dauphin, Morden, Neepawa, Portage la Prairie and Winnipeg, and the LTO is designated by the first character of the ID.

BCC 155	WCC 65	WCC 203	WCC 334	WCC 495	WCC 741
BCC 22196	WCC 69	WCC 205	WCC 338	WCC 497	WCC 748
BCC 29017	WCC 73	WCC 208	WCC 345	WCC 501	WCC 787
MCC 12	WCC 75	WCC 209	WCC 347	WCC 502	WCC 805
MCC 28	WCC 76	WCC 234	WCC 350	WCC 504	WCC 812
WCC 2	WCC 78	WCC 237	WCC 353	WCC 513	WCC 849
WCC 4	WCC 80	WCC 238	WCC 354	WCC 517	WCC 850
WCC 6	WCC 85	WCC 245	WCC 363	WCC 526	WCC 856
WCC 8	WCC 87	WCC 255	WCC 366	WCC 527	WCC 861
WCC 11	WCC 88	WCC 271	WCC 371	WCC 534	WCC 878
WCC 13	WCC 90	WCC 274	WCC 380	WCC 540	WCC 880
WCC 14	WCC 94	WCC 275	WCC 392	WCC 547	WCC 913
WCC 18	WCC 99	WCC 282	WCC 394	WCC 563	WCC 935
WCC 20	WCC 105	WCC 285	WCC 397	WCC 564	WCC 943
WCC 21	WCC 116	WCC 290	WCC 403	WCC 572	WCC 948
WCC 24	WCC 118	WCC 294	WCC 406	WCC 581	WCC 949
WCC 27	WCC 119	WCC 301	WCC 409	WCC 586	WCC 957
WCC 30	WCC 120	WCC 307	WCC 418	WCC 589	WCC 958
WCC 31	WCC 125	WCC 308	WCC 443	WCC 597	WCC 969
WCC 33	WCC 131	WCC 309	WCC 447	WCC 601	WCC 978
WCC 34	WCC 134	WCC 310	WCC 464	WCC 619	WCC 995
WCC 36	WCC 147	WCC 312	WCC 465	WCC 632	WCC 999
WCC 37	WCC 149	WCC 315	WCC 466	WCC 636	WCC 1007
WCC 41	WCC 150	WCC 324	WCC 471	WCC 640	WCC 1017
WCC 49	WCC 152	WCC 325	WCC 474	WCC 647	WCC 1037
WCC 50	WCC 158	WCC 327	WCC 477	WCC 662	WCC 1038
WCC 54	WCC 163	WCC 329	WCC 478	WCC 711	WCC 1042
WCC 56	WCC 169	WCC 330	WCC 481	WCC 719	WCC 1043
WCC 61	WCC 195	WCC 332	WCC 484	WCC 738	WCC 1068
WCC 63	WCC 202	WCC 333	WCC 510	WCC 814	WCC 1079
		WCC 352	WCC 511	WCC 840	WCC 1083

As you can see from the above list, most of the member condo corporations are registered in Winnipeg. We are trying to be more responsive to members outside of Winnipeg by providing more services online, so as to avoid the need to travel. Also, recognizing that most condo corporations outside of Winnipeg tend to be smaller, we restructured our membership fees to improve the affordability. As well, for the past year or so we have been sending copies of our newsletter, the *Condominium News and Views*, to all Provincial MLAs and over 120 municipal councilors and mayors outside of Winnipeg. Hopefully this will get our name out there so that condo corporations looking for education or support will hear of us and consider joining.

CCI MB MEMBERSHIP COMMITTEE  
CCI MB COMMUNICATIONS COMMITTEE 🍁



# CCI MANITOBA PROFESSIONAL & BUSINESS PARTNER DIRECTORY



## PROFESSIONAL MEMBERS

### ACCOUNTANTS

Joelle Regnier .....	Talbot & Associates (Chartered Professional Accountants) ...	<a href="mailto:joelle.regnier@talbotcpa.ca">joelle.regnier@talbotcpa.ca</a> .....	204-269-7460
Lori Ricard .....	BDO Canada LLP .....	<a href="mailto:lriscard@bdo.ca">lriscard@bdo.ca</a> .....	204-928-7194

### BUILDING SCIENCES

Debbie Pieterse .....	Prairie Sky Appraisal .....	<a href="mailto:debbie@prairieskyappraisal.ca">debbie@prairieskyappraisal.ca</a> .....	204-391-5090
Tom van Leeuwen .....	TVL Consulting Ltd. ....	<a href="mailto:winnipeg@tviconsulting.ca">winnipeg@tviconsulting.ca</a> .....	204-691-7902

### CONSTRUCTION & LANDSCAPING

James Ross .....	JRoss Construction & Landscaping Ltd. ....	<a href="mailto:info@jrpm.ca">info@jrpm.ca</a> .....	204-831-6445
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### INSURANCE

Rod Fox .....	Lakeview Insurance Brokers Ltd. ....	<a href="mailto:rfox@lakeviewinsurance.com">rfox@lakeviewinsurance.com</a> .....	204-453-0106
Kathleen Vandale .....	HUB International .....	<a href="mailto:kathleen.vandale@hubinternational.com">kathleen.vandale@hubinternational.com</a> .....	204-988-4884

### LAWYERS

Jason Bryk .....	Pitblado LLP .....	<a href="mailto:bryk@pitblado.com">bryk@pitblado.com</a> .....	204-956-3510
Frank Bueti .....	Tapper Cuddy LLP .....	<a href="mailto:fbueti@tappercuddy.com">fbueti@tappercuddy.com</a> .....	204-944-3272
Carl Dalton .....	Tapper Cuddy LLP .....	<a href="mailto:cdalton@tappercuddy.com">cdalton@tappercuddy.com</a> .....	204-944-3281
Doug Forbes .....	Thompson Dorfman Sweatman LLP Administrative Facilities Limited Partnership .....	<a href="mailto:djf@tdslaw.com">djf@tdslaw.com</a> .....	204-934-2426
Rob Giesbrecht .....	Pitblado LLP .....	<a href="mailto:giesbrecht@pitblado.com">giesbrecht@pitblado.com</a> .....	204-956-3515
Kevin Nenka .....	Taylor McCaffrey LLP .....	<a href="mailto:knenka@tmlawyers.com">knenka@tmlawyers.com</a> .....	204-949-1312
Sean Restall .....	Restall & Restall LLP .....	<a href="mailto:srestall@restalls.ca">srestall@restalls.ca</a> .....	204-925-2525 Ext. 232
Mickey Rosenberg .....	Fillmore Riley LLP .....	<a href="mailto:mrosenberg@fillmoreriley.com">mrosenberg@fillmoreriley.com</a> .....	204-957-8349
Paul Roy .....	Roy Johnston TDS .....	<a href="mailto:per@tdslaw.com">per@tdslaw.com</a> .....	204-727-0761
Brynne Thordarson .....	Fillmore Riley LLP .....	<a href="mailto:bthordarson@fillmoreriley.com">bthordarson@fillmoreriley.com</a> .....	204-957-8306
Delaney Vun .....	Fillmore Riley LLP .....	<a href="mailto:dvun@fillmoreriley.com">dvun@fillmoreriley.com</a> .....	204-957-8379
Brett Williams .....	Tapper Cuddy LLP .....	<a href="mailto:bwilliams@tappercuddy.com">bwilliams@tappercuddy.com</a> .....	204-944-3277

### PROPERTY MANAGERS

Kirsten Bishop .....	.....	<a href="mailto:kirstenpmwpg@gmail.com">kirstenpmwpg@gmail.com</a> .....	204-509-8715
Petr Kos .....	Orbit Property Management .....	<a href="mailto:orbitpm@mtsmail.ca">orbitpm@mtsmail.ca</a> .....	431-277-6407
Kerri Melnyk .....	Cushman & Wakefield   Stevenson .....	<a href="mailto:Kerri.Melnik@cwstevenson.ca">Kerri.Melnik@cwstevenson.ca</a> .....	204-934-6236

### REAL ESTATE

Chris Dudeck .....	Coldwell Banker Preferred Real Estate .....	<a href="mailto:chris@chrisdudeck.com">chris@chrisdudeck.com</a> .....	204-985-4300
Alan Reiss .....	RE/MAX professionals .....	<a href="mailto:areiss@remax.net">areiss@remax.net</a> .....	204-477-0500

## BUSINESS PARTNERS

### APPRAISERS

Appraisal Institute of Canada - Manitoba Association .....	<a href="http://aicanada.ca">http://aicanada.ca</a> .....	204-771-2982
Normac .....	<a href="http://www.normac.ca">http://www.normac.ca</a> .....	431-777-8258
Suncorp Valuations .....	<a href="https://suncorpvaluations.com/">https://suncorpvaluations.com/</a> .....	1-306-652-0311

### APPRAISERS, PROPERTY MANAGEMENT, RESERVE FUND STUDIES

Red River Group Real Property Solutions .....	<a href="http://www.redrivergroup.ca">http://www.redrivergroup.ca</a> .....	1-855-371-5833
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### AUDIT, TAX, BUSINESS ADVISORY SERVICES

Fort Group Chartered Professional Accountants Inc .....	<a href="http://www.fortgroupcpa.ca">http://www.fortgroupcpa.ca</a> .....	204-942-0861
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### BUILDERS/DEVELOPERS

A & S Homes .....	<a href="https://ashomes.ca">https://ashomes.ca</a> .....	204-256-0863
Streetside Developments .....	<a href="http://streetsidewinnipeg.com">http://streetsidewinnipeg.com</a> .....	204-233-2451

### COMMUNICATIONS SOFTWARE/ENABLEMENT

CondoCommunities.com Ltd. ....	<a href="http://www.condocommunities.com">http://www.condocommunities.com</a> .....	1-844-235-8567
CondoVoter .....	<a href="http://www.condovoter.com">http://www.condovoter.com</a> .....	1-647-689-7507

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# CCI MANITOBA PROFESSIONAL & BUSINESS PARTNER DIRECTORY



## CONTRACTORS AND MAINTENANCE

Andy Jane Property Maintenance Inc.	<a href="https://andyjane.ca/about-us/">https://andyjane.ca/about-us/</a>	204-381-1585
Greener Shingles Winnipeg	<a href="http://greenershingleswinnipeg.ca">http://greenershingleswinnipeg.ca</a>	204-479-9689
KONE Elevators and Escalators in Winnipeg	<a href="http://www.kone.ca">http://www.kone.ca</a>	204-880-9527
Mikkelsen - Coward (Mechanical and Electrical)	<a href="https://mikkelsen-coward.com">https://mikkelsen-coward.com</a>	204-694-8900
Powertec Electric Inc.	<a href="http://www.powertec.ca">http://www.powertec.ca</a>	204-896-3446
Winnipeg Building & Decorating Ltd.	<a href="https://wbdb.ca/">https://wbdb.ca/</a>	204-942-6121
Winnipeg Sewer and Drain		204-786-4060

## ENVIRONMENTAL ORGANIZATIONS

Compost Winnipeg/Green Action Centre	<a href="https://compostwinnipeg.ca/">https://compostwinnipeg.ca/</a>	204-232-0025
Efficiency Manitoba	<a href="https://efficiencymb.ca/">https://efficiencymb.ca/</a>	1-431-335-2039

## FINANCIAL LENDING INSTITUTION

Canadian Western Bank	<a href="http://cwbank.com">http://cwbank.com</a>	204-928-8500
Condominium Financial	<a href="http://condominiumfinancial.com">http://condominiumfinancial.com</a>	780-952-7763

## INSURANCE AND BROKERS

Apex Surety & Insurance Ltd	<a href="http://www.apexsurety.ca">http://www.apexsurety.ca</a>	204-698-8500
BFL CANADA Insurance Services Inc.	<a href="http://bflcanada.ca">http://bflcanada.ca</a>	204-396-7384
HUB International Insurance	<a href="http://hubinternational.com">http://hubinternational.com</a>	204-988-4884
Marsh Canada Limited	<a href="https://www.marsh.com/ca/en/home.html">https://www.marsh.com/ca/en/home.html</a>	204-982-6515
Red River Mutual	<a href="http://www.redrivermutual.com">http://www.redrivermutual.com</a>	204-324-6434
The Standard Insurance Brokers	<a href="https://www.standardinsurance.ca/">https://www.standardinsurance.ca/</a>	204-594-3529
Wawanesa Mutual Insurance Company	<a href="http://www.wawanesa.com">http://www.wawanesa.com</a>	204-985-3845

## LAW FIRMS

MLT Aikins	<a href="http://www.mltaikins.com">http://www.mltaikins.com</a>	204-957-0050
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## PROPERTY MANAGEMENT FIRMS

A.S.H. Management Group Inc.	<a href="http://ashmanagementgroup.com">http://ashmanagementgroup.com</a>	204-982-7973
Akman Management Ltd.	<a href="http://akmanmanagement.ca">http://akmanmanagement.ca</a>	204-924-4525
Astroid Management Ltd.	<a href="http://astroidrentals.com">http://astroidrentals.com</a>	204-338-4671
Brydges Property Management	<a href="http://brydgespm.com">http://brydgespm.com</a>	204-489-9510
Cushman & Wakefield   Stevenson	<a href="https://cwstevenson.ca">https://cwstevenson.ca</a>	204-928-5000
Economy Consolidated Enterprises		1-204-325-4753 Ext 228
Genesis Property Management Group Inc.	<a href="http://www.genesismanagement.ca">http://www.genesismanagement.ca</a>	204-619-2295
Imperial Properties	<a href="http://imperialproperties.ca">http://imperialproperties.ca</a>	204-272-8799
Karma Property Management	<a href="http://karmaproperties.ca">http://karmaproperties.ca</a>	204-415-5712
LADCO - Lakewood Agencies Company Ltd	<a href="https://lakewoodagencies.ca/">https://lakewoodagencies.ca/</a>	204-982-5959
Linden Real Estate Services Inc.	<a href="http://lindenrealestate.ca">http://lindenrealestate.ca</a>	204-697-0857
Marwest Management Canada Ltd.	<a href="http://marwest.ca">http://marwest.ca</a>	204-947-1200
Monopoly Realty	<a href="http://monopolyrealty.ca">http://monopolyrealty.ca</a>	204-415-6055
Onpoint Property Management Ltd.	<a href="http://onpointproperties.ca">http://onpointproperties.ca</a>	204-325-5248
Pillar Property Management	<a href="https://pillarmanagement.ca/">https://pillarmanagement.ca/</a>	204-667-6777
Rancho Realty Services (Manitoba) Ltd.	<a href="http://ranchowinnipeg.com">http://ranchowinnipeg.com</a>	204-255-9788
Red Door Property Management Services		204-505-1334
Schinkel Properties Inc.	<a href="http://schinkelproperties.com">http://schinkelproperties.com</a>	204-257-2640
Sussex Realty Ltd.	<a href="http://sussexrealty.ca">http://sussexrealty.ca</a>	204-928-7054
The Smith Agency Ltd.	<a href="http://rentcanada.com/smith">http://rentcanada.com/smith</a>	204-475-5658
Towers Realty Group	<a href="http://towersrealty.ca">http://towersrealty.ca</a>	204-956-2739
Vionell Holdings Limited Partnership	<a href="http://www.vhproperties.ca">http://www.vhproperties.ca</a>	204-726-1681

## REAL ESTATE

Winnipeg Regional Real Estate Board	<a href="https://www.winnipegregionalrealestateboard.ca/">https://www.winnipegregionalrealestateboard.ca/</a>	204-786-8854
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## RESERVE FUND STUDIES/ENGINEERING FIRMS

Carlson Reserve Planning & Consulting Inc.	<a href="http://www.condoreserveplanners.ca">http://www.condoreserveplanners.ca</a>	1-306-292-8455
Kach Jablonski Engineering Inc.	<a href="http://kachjablonski.com">http://kachjablonski.com</a>	204-471-3299
NLD Consulting - Reserve Fund Advisors	<a href="http://manitoba.reserveadvisors.ca">http://manitoba.reserveadvisors.ca</a>	204-815-5280
WSP Canada Inc.	<a href="http://wsp.com">http://wsp.com</a>	204-477-6650

The above list of Professional and Business Partner Members is provided for informational purposes only and does not imply an endorsement by CCI-Manitoba.

## CONDO CONVERSATION CORNER: A VIEW & A VOICE

If you want to contribute to the discussion, you can make a submission to [cci-manitoba.ca/resources/condo-conversation-corner](https://cci-manitoba.ca/resources/condo-conversation-corner).

### Disclaimer

CCI Manitoba is unable to provide specific legal advice. We recommend that you speak to a lawyer regarding the challenges or problems you may be experiencing. For your information, a list of lawyers who are Professional Members of the Manitoba Chapter of the Canadian Condominium.

Note that frequent references are made to Manitoba's Condominium Act (The Act) <https://web2.gov.mb.ca/laws/statutes/2011/c03011e.php>.

### UNDERUSED HOUSING TAX (UHT)

We had an inquiry about the UHT from a member who was wondering if they would be impacted because of their extended absence during the winter. Since this is a relatively new term, we had to do a bit of research to prepare our commentary.

First of all, what is the UHT?

*"The Underused Housing Tax is an annual 1% tax on the ownership of vacant or underused housing in Canada that took effect on January 1, 2022. The tax usually applies to non-resident, non-Canadian owners. In some situations, however, it also applies to Canadian owners."*

Since it started in January 2022, most people didn't start thinking about it until they started preparing their 2022 income tax returns this past spring. It isn't clear at this point if Condo Corporations are thinking about it at all. CCI National in its Resource Centre has several articles published in the past half year (note that the Resource Centre contains articles and news from all CCI Chapters).

- The first was a CCI Toronto *Legislative Newsflash* provided the basic information, identified *Affected and Excluded* owners and indicated that Condo Corporations that own residential units may be in the affected group. <https://cci.ca/resource-centre/view/1518?words=uht&filter=>
- The second article was from CCI London and highlighted that Condo Corporations could face a \$10,000 penalty if it is *Affected* as opposed to *Excluded* and was not eligible for an exemption. Are you confused and worried yet? <https://cci.ca/resource-centre/view/1525?words=uht&filter=>
- The third article is from CCI Toronto and provides an update with the verbiage - *"For condominium corporations that own residential property (e.g., a superintendent's suite), it is likely that they would be required to file the annual UHT return, but would be exempt from paying the UHT unless one or more of the directors is neither a Canadian citizen nor a permanent resident."* <https://cci.ca/resource-centre/view/1519?words=uht&filter=>

The last article above includes the sage advice "...condominium corporations should seek professional advice from their auditor or other qualified professional..."

For the definitive information, we suggest you consult the Government of Canada's website, which is comprehensive but not necessarily clear to a lay person. It is recommended reading for Condo Corporation directors in general and Treasurer's in particular. Key terms to understand include *Affected* versus *Excluded* owners and the associated Exemptions.

<https://www.canada.ca/en/services/taxes/excise-taxes-duties-and-levies/underused-housing-tax.html>.

### NOISE POLLUTION

This topic came up at our recent *Condos, Concerns & Cocktails!* on June 8th at Smitty's Pembina & Grant location. While it is not condo specific and affects all residents, it is important, nonetheless. The context was Winnipeg but is likely applicable to other municipalities as well. The concern pertained to revving engines, repeated acceleration & deceleration, modified exhaust system, cruising up and down the street, car and motorcycle racing, and similar sources of vehicular traffic noise.

The condo owners that raised the issue with me lived on Wellington Crescent but the concerns raised are applicable to my condo as well, from which I can hear Regent Avenue West, and to condo owners on Portage Avenue and likely most of the other main roads in the City of Winnipeg. One of the condo owners said they have contacted their City Councillor, Sherri Rollins, who has been empathic, responsive to inquiries and has approached the Provincial Government and MPIC seeking support to address this nuisance noise situation. One possible enforcement measure, noise cameras, could take photos of offending vehicles when triggered by excessive noise and result in an automated ticket being sent to the owner. However, some Provincial legislation or regulation would need updating to allow sending the tickets. To date, there has been no action on that front, but with a Provincial election coming up this fall, it might be useful to ask the question of anybody knocking on your door and asking for your vote.

This noise pollution has been a problem for years. A quick scan of the internet for news items easily found multiple items.

- The City passed a bylaw in 2008 that included noise control.<sup>1</sup>
- In 2015, City police were getting more involved in the Sunday night drive events and taking enforcement action.<sup>2</sup>
- In 2018 the City looked at the possibility of installing noise cameras<sup>3</sup> but this was done in Edmonton and it backfired because the Alberta Government did not approve the devices.<sup>4</sup>
- Noise problems related to cruise night were again flagged by Councillor Cindy Gilroy in 2021.<sup>5</sup>

One of the things we have learned at CCI Manitoba the past few years is that politicians in general are receptive to communications from their constituents for issues of concern and that they do listen. So if this is an issue of concern for you, please let your MLA and Councillor know. The more voices that advocate for change, the more likely that change will occur.

### GENERAL QUESTIONS

One member asked a few questions pertaining to the Condo Act. The first question pertains to clause 139 (3)

#### Common expenses may be different

139(3) If provided for in the condominium corporation's declaration, the types of common expenses in respect of which unit owners are obligated to contribute may be different for different units or types of units.

**Q:** The specific question was whether the Condo Corporation could assess units' different monthly fees depending on how many individuals lived in the unit, perhaps because of increased usage of the common elements or increased common element expenses, such as for utilities.



## CONDO CONVERSATION CORNER: A VIEW & A VOICE

**A:** Changing the fee structure would require a change to the Declaration, and while Declaration changes can be done per the Act sections 22-25, it can't be for the purpose stated, since the fee structure is based on the units and not the individuals living in the unit, whose number may change frequently over the years. Keep in mind that most Declarations have a clause "single family residential" but human rights code has a very broad interpretation of "single family", which could include multiple generations and various cohabitations.

The second question pertained to a unit owner renting out their unit.

**Q:** Can the Condo Corporation charge a leasing levy?

**A:** Yes, assuming the Corporation's Declaration allows it and has a by-law meeting the requirements of clause 167 (t)

### Power to make by-laws

167(1) A condominium corporation may, by resolution of the board, make, amend or repeal by-laws ... (t) if permitted to do so by the corporation's declaration, specifying the amount of a levy to be imposed on unit owners who rent or lease their units, the account in which it is to be kept, the time by which the levy must be paid and the rate, or a method of determining the rate, at which interest is payable on overdue amounts;

Note that if the Declaration doesn't allow a leasing levy, the Declaration can be updated to do so Act sections 22-25.

Similarly, if the by-laws are found to be lacking they can be updated per the Act sections 167-168.

ALAN FORBES

CHAIR, COMMUNICATIONS COMMITTEE 🇨🇦

<sup>1</sup> City of Winnipeg Neighbourhood Liveability By-Law 1/2008 Part 5 - Noise Control (p42) <https://clkapps.winnipeg.ca/dmis/docext/ViewDoc.asp?DocumentTypeId=1&DocId=3996>

<sup>2</sup> Cruise-night crackdown coming for speedy, noisy Winnipeg crowd, CBC News, 2015-05-29 <https://www.cbc.ca/news/canada/manitoba/cruise-night-crackdown-coming-for-speedy-noisy-winnipeg-crowd-1.3093482>

<sup>3</sup> City looks at 'noise cameras' to crack down on rowdy Sunday cruise nights, CTV News Danton Unger, 2023-01-02 <https://winnipeg.ctvnews.ca/city-looks-at-noise-cameras-to-crack-down-on-rowdy-sunday-cruise-nights-1.4750957>

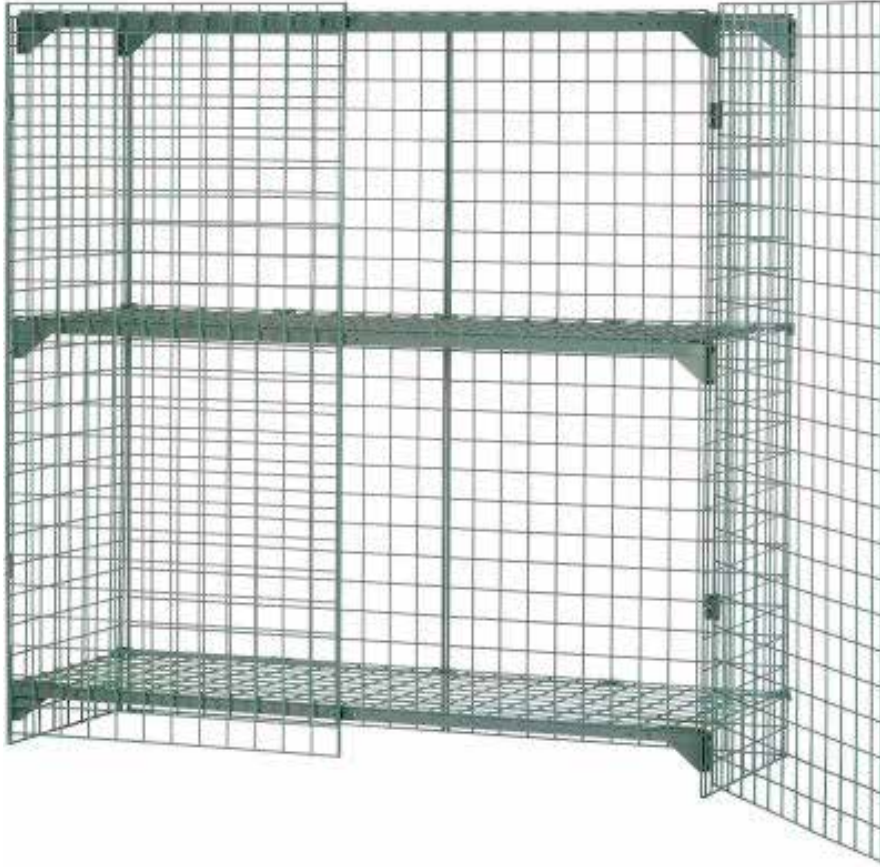
<sup>4</sup> Edmonton "noise camera" project backfires, Canad MotoGuide, 2018-09-17 <https://canadamotoguide.com/2018/09/17/edmonton-noise-camera-project-backfires/>

<sup>5</sup> Cruise night noise irks area residents, Cindy Gllroy, Free Press Community Review 2021-09-24 <https://www.winnipegfreepress.com/our-communities/metro/2021/09/24/cruise-night-noise-irks-area-residents>



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**A.S.H. Management Group Inc.**  
**We Can Help**  
**204.982-7964**  
**ashmanagementgroup.com**

## FIRE CODE, PARKADES & STORAGE LOCKERS



This topic was raised by a member at CCI Manitoba's *Presidents' Forum* on April 11th, 2023, which pertained to an item in our Summer 2017 Newsletter<sup>1</sup> that published a bulletin from the Fire Prevention Branch of the Winnipeg Fire Paramedic Service (WFPS) which provided details on the new fire prevention by-law 35/2017. Since its initial release, the by-law has been amended twice, once in 2021 (updates to penalties and enforcement in section 70) and once in 2022 (changes to Council Committee names). The new (and current) by-law, 35/2017, replaces the prior by-law 150/2004.

Note that condo corporations in other municipalities should pay attention to this article as well because while by-law 35/2017 applies only to Winnipeg, the Manitoba Fire Code<sup>2</sup> is applicable across the Province and to all municipalities. For more information on how the Manitoba Fire Code relates to municipalities and other Provinces, review the website of Manitoba's Office of the Fire Commissioner [https://firecomm.gov.mb.ca/codes\\_legislation.html](https://firecomm.gov.mb.ca/codes_legislation.html).

### BY-LAW 35/2017 & PARKADES

The 2017 bulletin highlighted requirements for storage lockers in parkades, which is covered in Part 6 starting on page 15. For reference,

By-law 35/2017 can be found on the City's website<sup>3</sup>. Note that this by-law pertains to parkades that you would associate with a highrise or even a lowrise apartment-style condo (i.e. the parkades are attached to the residential building, are above or below grade and are categorized as Group F, Division 3 low-hazard industrial occupancies). By-law 35/2017 does not pertain to garages that would be attached to or detached from townhouses or bungalows or to bi-, tri or quad-plexes.

The key sections pertaining to parkades are 41-43 (excerpts below). Section 41 deals with storage of combustible materials in a parkade within a parking space. Note that limited storage is allowed irrespective of the presence or absence of a storage locker.

#### 41 Storage not permitted:

Storage is not permitted in a garage, except:

- (a) storage of a vehicle; and
- (b) storage of no more than two (2) bicycles or empty metal collapsible grocery carts within a delineated parking space.

For the sake of clarity, Section 41 means that regardless of the presence or absence of an

approved storage locker, you can keep two bicycles in your garage space or one bicycle and a collapsible shopping cart.

Section 42 deals with storage locker prohibitions, which is what is causing some condominium corporations some grief if storage lockers have been added or modified over the years after the initial construction and occupancy.

#### 42 Storage lockers prohibited:

Storage lockers in a garage are not permitted, except where:

- (a) the storage lockers form part of the original design or construction of the garage; or
- (b) the owner provides the designated employee with a stamped engineer's report which confirms that the storage lockers meet all requirements under this By-law, the Manitoba Fire Code and the Manitoba Building Code.

Section 43 details the requirements for storage lockers and applies only to previously established storage lockers in sprinklered garages. No new storage lockers are permitted unless they meet the current Manitoba Building Code and Fire Code requirements.

#### 43 Storage locker requirements:

Subject to section 42 and in addition to the standards and requirements of the Manitoba Building Code and the Manitoba Fire Code, the owner must ensure at all times that

(a) storage lockers comply with the following requirements:

(i) no more than one storage locker is permitted within each delineated parking space;

(ii) the total aggregate area of all storage lockers must not exceed 10% of the total area of the garage;

(iii) storage lockers must not be more than 3 feet deep and must not be wider than a delineated parking space;

(iv) storage lockers must not be located so as to cause any vehicle parked in the parking space where the storage locker is located to extend beyond the length of the parking space and into the drive aisle of the parking garage; and

(v) the storage locker door, top, and walls (rear, front, and sides), and all shelving within the storage locker, must be constructed of wire mesh designed with a minimum open



## FIRE CODE, PARKADES & STORAGE LOCKERS

area of no less than 70% affixed directly to the framing material to permit sprinkler penetration into the storage locker, and

(b) that the garage is sprinklered such that:

(i) the system of automatic sprinklers is designed and installed in conformance with the Manitoba Fire Code;

(ii) a sprinkler head is located outside of each storage locker so as to ensure that water from the sprinkler head can completely penetrate and saturate the storage locker and its contents; and

(iii) the top of each storage locker is no higher than 18 inches below the nearest sprinkler head.

*Note: If the parkade does not include a sprinkler system to suppress a fire, no storage lockers are allowed.*

Also, for the sake of clarity, if your storage locker meets the requirements of Section 43, you can store household items in the locker, such as bins, boxes, Xmas decorations and the like.

An example of an acceptable storage locker is shown in the figure.

*Note: for storage lockers installed prior to by-law 35/2017, the onus is on the Condo Corporation to prove that they were installed prior to by-law 35/2017 and met the requirements at that time. The required proof includes documentation such as permits, designs, inspections, certifications, approvals, etc.*

### STORAGE IN NON-PARKADE GARAGES

While researching this article I thought it would be useful to ask some questions about

parking garages for smaller condominium corporations, such as townhouses and detached bungalows that may have detached or attached garages, with one, two or several parking spots within said garage

While the WFPS Fire Prevention Branch is not typically involved with these types of garages, they will investigate complaints. Some of the items to pay attention to include:

- Flammable Liquids - There is a limit of 150L of flammable liquids, such as gasoline, properly stored in jerrycans. Note the 150L limit applies to the entire garage regardless of the number of parking spots, unless the parking spots are separated by a barrier meeting the one-hour fire separation requirement.
- Wood stoves require a permit.
- Propane tanks, such as for a BBQ, can not be stored in those garages, with the exception that up to three of the small propane cylinders are allowed (net weight 16 oz or 453g or aka 1LB).

### COMPLIANCE AND ENFORCEMENT

In the case of a contravention of By-law 35/2017 where illegal storage lockers are observed during an inspection, the WFPS process would be as follows::

1. The attending condominium corporation officer or the condominium corporation's agent (such as the property manager) would be provided with a violation notice that will outline the contravention issues and provide a timeline for compliance. The WFPS Fire Prevention Branch is normally generous with their timelines for storage locker remediation - a month is given at the outset in most instances. If there are extenuating circumstances like the owner of the storage locker is out of the country, they will allow for some flexibility to achieve compliance.

2. The inspector will return to complete a re-inspection. If compliance is achieved at the time of that second inspection, the file is closed and no charges are imposed.
3. If at the time of re-inspection there is no compliance then charges begin.
4. Fees escalate with each re-inspection required to obtain compliance (\$200 for the second re-inspection, \$400 for the third, \$800 for the fourth and \$1000 for each subsequent re-inspection. Note that the WFPS has a schedule of fees and service rates available online.<sup>4</sup>
5. The Fire Prevention Branch can also issue an Order to compel compliance and conduct enforcement through the Provincial Offences Act which involves bringing the issue before the Court of King's Bench.

### OTHER WFPS RESOURCES

The WFPS has public education webpage that is worth having a look at [https://legacy.winnipeg.ca/FPS/Public\\_Education/default.stm](https://legacy.winnipeg.ca/FPS/Public_Education/default.stm). 🍁

<sup>1</sup> Condominium News and Views, CCI Manitoba, Summer 2017, p10 [https://cci-manitoba.ca/sites/default/uploads/files/newsletter/CCI-MB-Newsletter-2017-Summer.pdf?zoom\\_highlight=35+2017#search=%2235%202017%22](https://cci-manitoba.ca/sites/default/uploads/files/newsletter/CCI-MB-Newsletter-2017-Summer.pdf?zoom_highlight=35+2017#search=%2235%202017%22)

<sup>2</sup> The Fires Prevention and Emergency Response Act (Manitoba Fire Code) [https://web2.gov.mb.ca/laws/regs/current/\\_pdf-regs.php?reg=155/2011](https://web2.gov.mb.ca/laws/regs/current/_pdf-regs.php?reg=155/2011)

<sup>3</sup> City of Winnipeg By-law 35/2017 <https://clkapps.winnipeg.ca/dmis/DocExt/ViewDoc.asp?DocumentTypeId=1&DocId=7085>

<sup>4</sup> Fire Inspection Fees and Service Rates, WFPS, effective 2023-04-01 <https://legacy.winnipeg.ca/FPS/Billing/Fire%20Inspection%20Fees%20and%20Service%20Rates.pdf>



Apex is excited to welcome **Pamela Pyke** to their team to lead their growing real estate practice. Pamela is a long-time CCI Manitoba Chapter volunteer and has held many roles on the board including that of President. Currently she is a volunteer on the Newsletter Committee. Pam is looking forward to continuing to support and provide solutions to clients. Apex Surety & Insurance Ltd. is a specialty insurance brokerage based in Winnipeg.

  
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# for by Directors

## WHAT IS THE CondoSTRENGTH PROGRAM?

The CondoSTRENGTH program helps condominium directors come together and share their condo experience during FREE networking events and provides members with access to a variety of resources.

As a Condo Corporation or Individual member of CCI Manitoba, enrollment in the National CondoSTRENGTH Program is FREE!

### ENROLL NOW FOR ACCESS TO:

- Toolbox of Online Resources – Templates & Guides, Checklists, Success Stories, Informative articles
- Director Networking Events
- Community Recognition

**Please visit [www.condostrength.ca](http://www.condostrength.ca).  
Enrolling is easy!**

*\*\*You must be enrolled prior to attending a CondoSTRENGTH event\*\**

Register Today - A FREE program for members that is  
FOR DIRECTORS, BY DIRECTORS. [condostrength.ca](http://condostrength.ca)



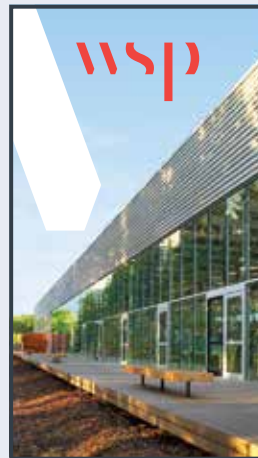
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your condo connection

## **FIRST EVER TREASURERS' FORUM Summer Edition**

**Please join us on Wednesday, August 23rd for our  
Summer Edition of the Treasurers' Forum.**

**THIS EVENT IS OPEN TO CONDO CORPORATION TREASURERS ONLY!**

**\*If the Treasurer is unable to attend, they may designate an alternate  
board member to attend on their behalf.**

Held In-Person

Location details will be sent to all registrants.

Time: 6:30 pm – 8:30 pm

The CCI Manitoba Chapter would like to invite all condo corporation Treasurers to join us for an evening of discussion with your peers. Come out and see what issues are top of mind, brainstorm about solutions to problems, and discuss new ways of meeting the challenges of condominium life.

Wine and cheese will be served; we hope to see you there!

Member Price: \$0.00 / Non-Member Price: \$20.00

Space is limited so please register early.

To register for this event please register online at

<https://cci-manitoba.ca/events/2023/08/23/treasurers-forum>

Our Membership has its benefits!

**Register Now!**

# 2022-2023 COMMITTEES & MEMBERS

## EXECUTIVE

John Popowich, President  
Alan Forbes, Vice-President  
Audrey Harder, Treasurer  
Kirsten Bishop, Secretary  
Maureen Hancharyk, Past President

## FINANCE

Audrey Harder, Chair  
John Popowich  
Alan Forbes  
Kirsten Bishop  
Maureen Hancharyk

## SPONSORSHIP & AGM

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Kathleen Vandale  
Patricia Salam  
Seth Henoch

## EDUCATION

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Connie Dame  
Audrey Harder  
Eric Hrycyk  
Alan Reiss  
Kathleen Vandale  
Seth Henoch

Nathalie Kleinschmit (volunteer)  
Tanya Wawrykow (volunteer)

## GOVERNMENT RELATIONS & ADVOCACY

Doug Forbes, Chair  
Carl Dalton, Duane Rohne, Alan Forbes,  
Kirsten Bishop, Eric Hrycyk, Maureen  
Hancharyk, Delaney Yun (volunteer)

## COMMUNICATIONS

Alan Forbes, Chair  
Maureen Hancharyk  
Alan Reiss  
Duane Rohne  
Kathleen Vandale  
Seth Henoch  
Pamela Pyke (volunteer)

## MEMBERSHIP

Duane Rohne, Chair  
Patricia Salam  
Doug Forbes  
Audrey Harder  
Mara Doctoroff

## ARE YOU A CCI MEMBER?

NEW TO CONDO LIFE? LET CCI ASSIST YOU IN BECOMING FAMILIAR WITH ALL FACETS OF CONDOMINIUM LIVING. WE OFFER MANY EDUCATIONAL OPPORTUNITIES ON TOPICS INCLUDING BUT NOT LIMITED TO CONDO GOVERNANCE, RESERVE FUND STUDIES AND BRICKS AND MORTAR ISSUES AROUND BUILDING MAINTENANCE. FOR EVERYTHING YOU NEED TO KNOW ABOUT CONDOMINIUM LIFE, CCI IS THERE.

### MANITOBA CHAPTER HALF YEAR MEMBERSHIP FEES WILL BE IN EFFECT AS OF JANUARY 1ST

CATEGORY	FEE (FULL YEAR)	CONDOMINIUM CORPORATIONS	FEE (FULL YEAR)
Business Partner Membership	\$425.00	2-23 Units	Based on \$10/unit (with \$50 min and \$230 max)
Non-Profit Business Partner Membership	\$225.00	24-49 Units	\$235.00
Professional Membership	\$375.00	50 – 100 Units	\$300.00
Individual Membership	\$50.00	101 – 149 Units	\$355.00
		150 Units and Over	\$410.00