

**Strata Property Act**  
**Form K**  
**NOTICE OF TENANT'S RESPONSIBILITIES**  
*(Section 146)*

**Re: Strata Lot:** \_\_\_\_\_ **Unit #:** \_\_\_\_\_ **of Strata Plan** \_\_\_\_\_

**Street Address of Strata Lot:** \_\_\_\_\_  
\_\_\_\_\_

**Name(s) of tenant(s):** \_\_\_\_\_  
(Print Names) \_\_\_\_\_

**Tenancy commencing:** \_\_\_\_\_  
*(month/day/year)*

**IMPORTANT NOTICE TO TENANTS:**

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

**Date:** \_\_\_\_\_ *(month/day/year)*

**Name of landlord(s):** \_\_\_\_\_  
(Please print)

**Address of landlord or agent:** \_\_\_\_\_  
\_\_\_\_\_

**Owner(s):**

**Tenant(s):**

\_\_\_\_\_  
Signature(s) of Landlord(s)

\_\_\_\_\_  
Signature(s) of Tenant(s)

\_\_\_\_\_  
Contact/Cell Telephone Number

\_\_\_\_\_  
Contact/Cell Telephone Number

\_\_\_\_\_  
Work Number

\_\_\_\_\_  
Work Number

\_\_\_\_\_  
Emergency Contact

\_\_\_\_\_  
Emergency Contact

\_\_\_\_\_  
Emergency Contact Number  
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\_\_\_\_\_  
Emergency Contact Number

## RENTAL UNITS

### FORM K – NOTICE OF TENANTS RESPONSIBILITIES

**Section 146 of THE STRATA PROPERTY ACT cites:**

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

146 (1) Before a landlord rents all or part of a residential strata lot, the landlord must give the prospective tenant

(a) the current bylaws and rules, and

(b) a Notice of Tenant's Responsibilities in the prescribed form.

(2) Within 2 weeks of renting all or part of a residential strata lot, the landlord must give the strata corporation a copy of the notice signed by the tenant.

(3) If a landlord fails to comply with subsection (1) or (2), the tenant

(a) is still bound by the bylaws and rules, but

(b) may, within 90 days of learning of the landlord's failure to comply, end the tenancy agreement without penalty by giving notice to the landlord.

(4) If a tenant ends a tenancy agreement under subsection (3), the landlord must pay the tenant's reasonable moving expenses to a maximum of one month's rent.

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### Instructions for Completion

Please complete and make two copies and distribute as follows:

- **Office records** (submit completed copy to our office)
- **Tenant** (provide your tenant with a completed & signed copy)
- **Your records** (retain one completed & signed copy for yourself)

*(Note: a Valid Form K must be issued with each change in Tenancy. For future use, we recommend that you take photocopies of the attached Form K)*



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