

Newsworthy

Here are some newsworthy items we sourced from close to home in Ontario and across the broader condominium community.

Snow Removal Accommodation for Disabled

A woman in Columbus, Ohio who suffers from arthritis argued and filed a lawsuit against her condo association. The 46-year-old woman argued that the condo association ignored her requests for special attention to keep her sidewalk and parking spot clear of snow. According to the condo association there is a policy that snow must be 2 inches on sidewalks and 3 inches in the parking lot before removal begins.

The lawsuit stated that the woman suffers from juvenile rheumatoid arthritis and sometimes uses a cane or walker. It also alleged that the woman contacted the property management company on several occasions and was denied her request for additional assistance with snow removal. The management company, on behalf of the association, refused to make changes to the association's snow removal policy. Two years later, the woman slipped on ice and snow and fractured her wrist and forearm causing permanent damage.

A confidential settlement was reached. Both sides hope that better communication and clearer expectations can be achieved.

Source: The Columbus Dispatch



Toronto Mayor Tackles Condo Developers

In an effort to reduce gridlock and congestion on Toronto's city streets, new Mayor John Tory has vowed to crack down on condominium developers that block lanes of traffic during construction.

At the present time, developers pay the city less than \$6.00 per square metre to block off the lanes while causing significant disruption to traffic. According to Councillor Josh Matlow, who introduced a motion last August to request that developers pay more or work within their own property lines, not only is this amount too little, but often the gridlock caused can last for up to two or three years.

Councillor Matlow introduced a motion last August to request that developers pay more or work within their own property lines. *Source: citynews.ca*



CO deadlines

Carbon monoxide detectors will have to be in place by either April 15, 2015 or October 15, 2015 – depending on the size of the condominium. Very generally, the new requirements – for condominiums – are as follows:

- For smaller condominiums (six units or less)* CO Detectors must be installed by April 15, 2015.
- For larger condominiums (more than six units)* CO Detectors must be installed by October 15, 2015.

[*if the building contains a fuel burning appliance, a fireplace, or a storage garage] Note that CO Detectors will not necessarily be required in every unit. For specific direction on this, we refer you to the website of the Ontario Association of Fire Chiefs: <http://www.oafc.on.ca/carbon-monoxide>.

Source: Condo Law News, Nelligan O'Brien Payne



Organic Recycling comes to Vancouver Condos

In Metropolitan Vancouver a ban was put in place effective January 1 that prohibits organic waste (specifically kitchen scraps) collected from condos and businesses to be dumped at local waste facilities. Condo councils have until July 1 to comply with the new ruling, however, it's the haulers that will risk a fine or penalty for taking kitchen scrap waste to the dump sites.

Regional inspectors visually inspect the waste that is being dumped by the hauling companies and mete out fines accordingly. Fines are currently in place for banned items such as corrugated paper and cardboard, glass, metal and plastics. While Vancouver condo residents already recycle other items, it's all about educating residents to use the supplied kitchen containers to recycle their kitchen scraps.

As Ontario managers know, the challenge is getting residents on board and buying into the organics program. *Source: The Vancouver Sun*

