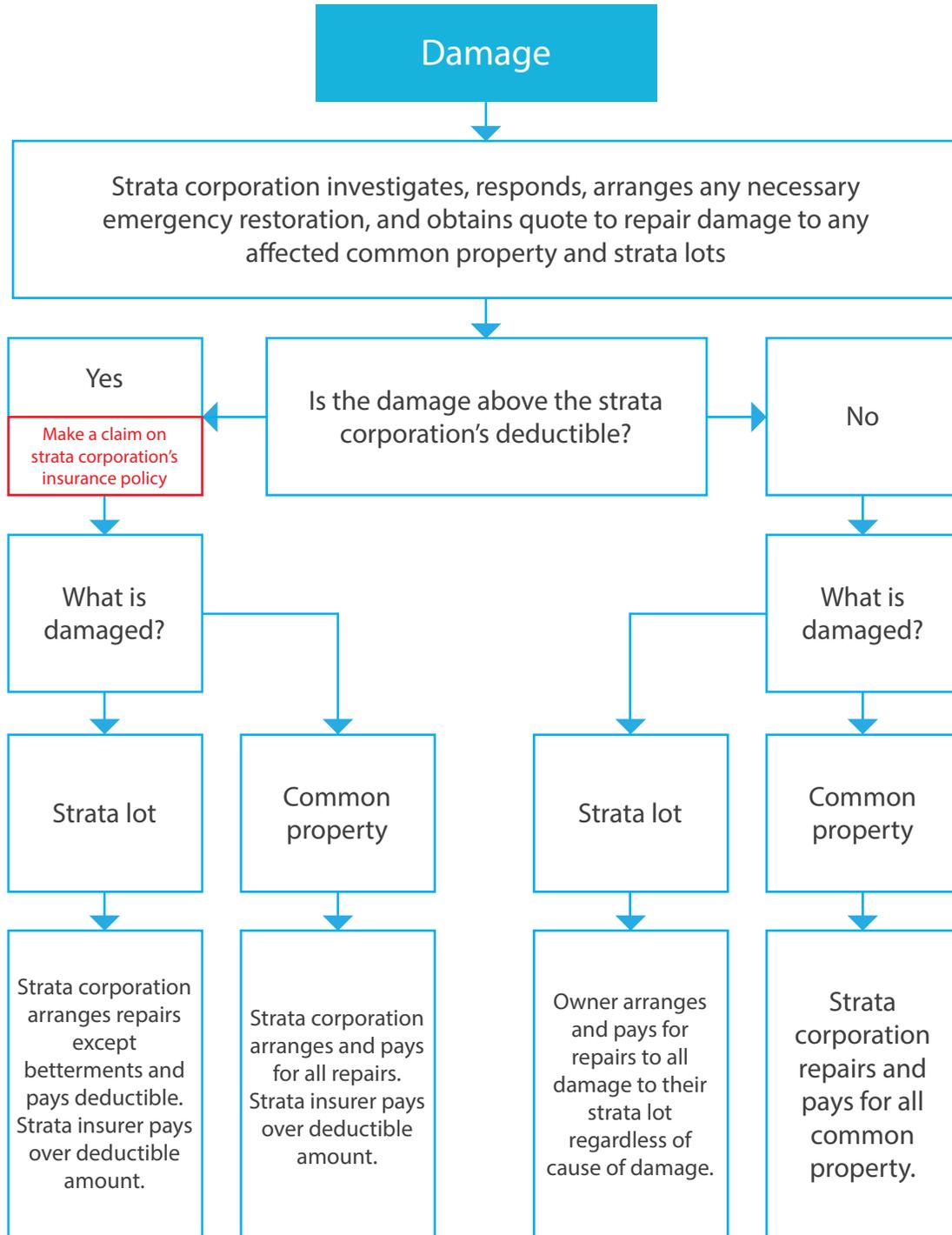


REPAIR TO DAMAGE FLOWCHART



A strata corporation may be able to charge back the deductible or damage below the deductible if there is a valid chargeback bylaw and the threshold set out in the bylaw is met (i.e. negligence or responsibility). Where damage is below the deductible, the "innocent" owner may sue for reimbursement of strata lot repairs if the damage was caused by the negligence of the strata corporation or the negligence of another owner.

NOTE: this flow chart does not replace actual legal advice and opinions. Legal advice should be obtained where there are complex facts. In this chart, "common property" includes those portions of the strata lot the strata corporation is required to maintain under the bylaws.

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