

April 1, 2005

Mr. & Mrs. -----

RE: --- – 1061 Fort Street "THE MOSAIC"

Dear Mr. & Mrs. -----

The strata council has directed our office to advise you that we have received several written complaints in regards to the level of cigarette smoke coming from your suite --- at the Mosaic. By allowing this to happen you are in contravention of the British Columbia Schedule of Standard Bylaws of the Strata Property Act Division 1 Section 3(1) which states "An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

*(a) causes a nuisance or hazard to another person,
and*

(c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another lot,"

If this situation is not rectified immediately fines will be levied, in accordance with the Strata Property Act Division 4 Section 23(a) which states "*The strata corporation may fine an owner and/or tenant a maximum of \$50.00 for each contravention of a bylaw.*", and Section 24 which states "*If the activity that constitutes a contravention of a bylaw continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.*"

On behalf of your Strata Council we thank you for your immediate attention to this matter.

Yours truly,

Mary Ann Burns,
Strata Property Manager

c.c. Strata Council, Strata Plan VIS 4928, The Mosaic