

**CORPORATION K278 Millbridge Park  
Schedule of Bylaws**

**Division 1 – Duties of Owners, Tenants, Occupants and Visitors**

**Payment of strata fees**

1 The strata Corporation's schedule for the payment of strata fees shall provide:  
For the purpose of the monthly strata fee that:

- a) the strata fees are to be paid by an owner on or before the first of the month to which the strata fee relates; and
- b) shall be deemed to be the amount for each strata lot based on the approved annual budget from time to time, including any amendments, and calculated based on the unit entitlement formula

For purposes of the special levy that;

- a) the special levy shall be deemed to constitute a strata fee of the strata corporation for purposes of this bylaw;
- b) shall be deemed to be in the amount for each strata lot specified in a special resolution approved by a ¾ vote of owners from time to time, including any amendments, and calculated based on the unit entitlement formula;
- c) shall be deemed to be due and payable on or before the date specified in a special resolution approved by a ¾ vote of owners pursuant to s. 108. SPA

The strata corporation may charge an owner who is late paying his/her strata fees, (comprised of the monthly strata fee and any special levy) interest at the rate of 10% per annum, compounded annually, or the maximum rate of interest stipulated in the Regulations to the Strata Property Act from time to time.

The interest payable on a late payment of strata fees is not a fine and shall form part of the strata fees for the purpose of s. 116 SPA

The strata corporation may charge interest and levy a fine for the late payment of strata fees

A unit owner in default of the payment of common expenses, strata fees, special levies, interest, fines and any other amounts owing pursuant to the Strata Property Act (the "Arrears") shall reimburse the strata corporation and save it harmless against any and all costs and expenses required to collect such Arrears, including legal costs, comprised of fees, taxes disbursements and other related expenses, as between a solicitor and his own client or on a full indemnity basis.

For purposes of section 133(2) of the Strata Property Act, "reasonable costs of remedying the Contravention of the strata corporation's bylaws or rules" shall be interpreted to include, but not be limited to, legal costs, comprised of legal fees, taxes, disbursements and other related expenses, as between a solicitor and his own client or on a full indemnity basis.

Any legal costs or expenses incurred by the strata corporation to collect any Arrears shall be charged to that owner and shall be added to and become part of the assessment of that owner for the month next following the date on which the legal expenses are incurred, but not necessarily paid by the corporation, and shall become due and payable on the date of the payment of the monthly assessment.

Payment for Strata Fees will be in the form of Pre-Authorized Debit (PAD) or as stipulated by the strata management company and must be received within 10 days of the distribution of the Minutes from the Annual General Meeting.

**Repair and maintenance of property by owner**

- 2 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (3) An owner that burns or intend to burn a wood-burning fireplace must have their chimney inspected before, or on an annual basis in the interest of fire safety. Such inspections will be performed by a duly licensed professional chimney sweep business. A copy of the paid receipt or like document from the chimney sweep company is to be forwarded to the strata corporation manager by October 31<sup>st</sup> of each year.

**Use of property**

- 3 (1) 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,
  - (b) causes unreasonable noise. Quietness must be observed after 11:00 PM to 7:00 AM.
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal,
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
  - (f) Causes damage to the common property, and shall not place objects on the lawn so as to



- (g) prevent their reasonable growth or to interfere with the cutting of the lawns from time to time.
- (h) No part of the common property shall be used for composters, hot tubs or fencing.
- (i) Without the consent of the strata corporation no part of the common property shall be used for the erection, placing or maintenance of garbage disposal equipment, recreation or athletic equipment or garden
- (j) Everything shall be done to reduce fire hazards and nothing should be brought to or stored on a strata lot or common property, with the exception of BBQ propane tanks, which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance policy held by the strata corporation, or which will invalidate any insurance policy
- (k) Ordinary household refuse and garbage shall be removed from each lot and deposited in containers provided by the strata corporation for that purpose at central collection points. Household garbage must be placed in plastic garbage bags and properly tied. Any materials other than ordinary household refuse and garbage shall be removed from the strata plan property at the expense of or by the individual owner.
- (2) Causes the area around their strata lot to become untidy.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the Strata Corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
- (3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset. Pet owners are responsible for the actions of the pet, and for clean-up after them. No animal may be unattended while on common property.
- (4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
  - (a) a reasonable number of fish or other small aquarium animals;
  - (b) a reasonable number of small caged mammals;
  - (c) up to 2 caged birds;
  - (d) two small (14 inches in height when full grown, when measured at the shoulder) dogs or domestic cats, or one dog and one cat;
  - (e) If the strata council, on reasonable grounds only, considers a specific pet to be a nuisance, written notice to the pet owner advising him/her of the specific problem will be given, further advising that if the problem persists, removal of the pet shall be requested.
- (5) Exterior appearance and alterations
  - (a) No sign, fences, billboards, placards, advertising or notices of any kind shall be erected or displayed on the common property or in or about any strata lot in any manner which makes the same visible from the outside of the strata lot without prior approval of the council.
  - (b) No awning, shade, screen or glassed-in areas and no radio or television receiver/antenna shall be hung from or attached to the exterior of the strata lot without prior written consent of the council.
  - (c) No laundry, washing, clothing, bedding or other articles shall be hung or displayed from the windows, patios, balconies or other part of the building in such a manner that they are visible from outside the strata lot. Shades hung from soffits or fascia boards are permitted. Colours must be neutral and blend in with the exterior colour scheme. All shades must be neat and not torn. Hung shades are permitted from May 1<sup>st</sup> and must be taken down by October 31<sup>st</sup>.
  - (d) An owner must receive written permission of the strata council before undertaking any alteration to his strata lot; but permission shall not be refused unless the proposed alterations would weaken a bearing wall or column or interfere with pipes, wires, cables, chute or ducts serving other strata lots or the common property of the corporation.
  - (e) Any window treatments seen from the exterior must be off-white or white in colour
  - (f) Seasonal decorations must be removed no later than 30 days following the date of the celebration.
- (6) Cars and vehicles
  - (a) Vehicles must fit carport parking spots. Residents must use the numbered parking spaces, which have being specifically assigned to their strata lot. The parking spaces assigned to a strata lot shall not be rented or leased to non-residents.
  - (b) The sidewalk, walkways, passages and driveways of the common property shall not be obstructed or used for any purpose other than ingress or egress from the lot and parking areas within the common property. Vehicles parked in the driveways or other areas not designated for parking will be towed away at the owner expense.
  - (c) Recreational vehicles, boats or trailers of any kind exceeding six (6) feet in width or longer than twenty-one (21) feet may not be kept, stored or parked on any part of the common property or any parking facility thereon except in accordance with permission in writing from the strata council.
  - (d) Any parked vehicle that is not operational and/or insured must be removed upon request of the strata council
  - (e) Repairs to motor vehicles or equipment, other than minor tune-ups, shall not be carried out



- on common property.
- (7) (f) The speed limit in the complex will not exceed ten (10) Km/h
- Damage to property**
- (a) No owner, occupant of a lot or guest shall do anything on common property likely to damage the plants, bushes, flowers or lawns and shall not place chairs, tables or other objects on the lawn so as to damage them or prevent their reasonable growth or to interfere with the cutting of lawns
- (b) Where an owner, tenant or invitee causes damage to the strata lot or to the common property or to common assets by carelessness or negligence then this owner shall be responsible for costs of the repair. If the cost is less than the deductible of the strata insurance policy then there is no claim on insurance and the owner shall pay the full cost of repair. If the damage is to items covered by the strata insurance policy and the cost is greater than the deductible, then the owner shall be responsible for paying the strata insurance deductible. If the owner refuses to pay the deductible for any reason, the strata council is authorized to initiate legal action against the owner to recover the cost without referring the issue to the owners at a general meeting
- (c) **Mandatory repairs and maintenance:**  
 Hot Water Tanks: Must be repaired, maintained and or replaced as required. If an owner is absent from the strata unit for longer than seven (7) days, the owner should shut-off the water, gas and or power service to the hot water tank. Any damage done as a result of a breakage of the hot water tank is the owner's responsibility.  
 Built-in dishwashers: Owners must maintain, repair and or replace as required dishwashers built into their strata units. Water lines and connections should be checked annually. Where an owner is absent from the strata unit for longer than seven (7) days, the owner should shut off the water service to the dishwasher. A qualified plumber shall replace all water hoses connecting to the water supply every ten years at the owner's expense.  
 Washing machine and refrigerators with water hook-ups: Owners should annually inspect water lines and drains and conduct repairs as needed.  
 Toilet seals: A qualified plumber should replace the toilet wax seal as soon as leakage is observed from around the base of the toilet.
- (8) **Rental Restrictions**
- (a) Subject to section 139 to 148 of the Strata Property Act, the number of units within Strata plan K278 that may be leased by the owner shall be two (2).
- (b) An owner who wishes to lease his strata lot shall apply in writing to the strata corporation for permission to lease with the prescribed limit. Email is not an acceptable form of written notice for the purposes of application.
- (c) An owner who leases his strata lot shall provide to the strata corporation a Form "K" NOTICE OF TENANT'S RESPONSABILITIES in accordance with sections 146 of the Strata Property Act.
- (d) Where the limit of leased units established in section (a) of this bylaw is reached, no further rentals shall be permitted, except as allowed by section 144 of the Strata Property Act.
- (e) Where the strata council grants to an owner permission to lease his strata lot, the applicant must exercise such permission within ninety (90) days of the date of approval of application.
- (f) Where an owner leases his strata lot in violation of this by law, the strata corporation shall levy a fine of \$ 500.00 for each contravention of bylaw, and may take all necessary steps to terminate the tenancy agreement or lease on behalf of the strata lot. The imposition for a fine for a continuing contravention of a bylaw or rule can be every seven (7) days.
- (g) **House-sitting:** Where an owner is away for an extended vacation, transfer or other special circumstances, they may upon the approval of their application to the strata council be permitted to have a house-sitter look after the strata lot for a period of less than six (6) months.
- (h) **Short Term Rentals:** No vacation-style rentals are allowed. No rental shall be less than 3 months.

#### **Inform Strata Corporation**

- 4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

#### **Obtain approval before altering a strata lot**

- 5 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
- (a) the structure of a building;
- (b) the exterior of a building;
- (c) chimneys, balconies or other things attached to the exterior of a building;
- (d) doors, windows or skylights on the exterior of a building, or that front on the common

- property;
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot;
  - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
  - (h) An owner making any renovations to the interior of a unit must give written notice to the council.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

**Obtain approval before altering common property**

- 6
- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
  - (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
  - (3) No gazebos, tents or other such structures, whether of a permanent or a temporary seasonal nature, shall be placed on any Balcony, Deck or Common Property. Patio tables, chairs, umbrellas and loungers are allowed provided they are neat in appearance and do not conflict with the external appearance of the complex.

**Permit entry to strata lot**

- 7
- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
    - (a) in an emergency, without notice, at the expense of the strata lot owner, to ensure safety or prevent significant loss or damage, and
    - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.
  - (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

**Division 2 – Powers and Duties of Strata Corporation**

**Repair and maintenance of property by strata corporation**

- 8 The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) a strata lot in a strata plan, but the duty to repair and maintain it, is restricted to
    - (i) the structure of the building
    - (ii) the exterior of a building,
    - (iii) chimneys, balconies and other things attached to the exterior of a building,
    - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
    - (v) fences, railings and similar structures that enclose patios, balconies and yards.
  - (d)
    - (i) That the Strata Corporation shall obtain an independent appraisal of the property from a qualified appraiser on an annual basis for the purposes of determining full replacement value pursuant to s.149(4)(a), SPA
    - (ii) For purposes of Section149(4)(b), SPA the Strata Corporation shall obtain adequate insurance on an annual basis to cover other perils, including:
      - A) earthquake insurance; and
      - B) Director's and Officers Liability Insurance for a minimum amount of \$2,000,000

**Division 3 – Council**

**Council size**

- 9
- (1) The council must have at least 3 and not more than 7 members.
  - (2) The only persons who may be Council members are the following:
    - (a) Owners;
    - (b) Individuals representing corporate owners;
    - (c) Tenants who, under section 147 or 148, have been assigned a landlord's right to stand on council;
    - (d) Spouse of an Owner who is not registered on title;



**Council members’ terms**

- 10 (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.

**Removing council member**

- 11 (1) The strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation may hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

**Replacing council member**

- 12 (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation’s votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

**Officers**

- 13 (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
  - (a) while the president is absent or is unwilling or unable to act, or
  - (b) for the remainder of the president’s term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

**Calling council meetings**

- 14 (1) Any council member may call a council meeting by giving the other council members at least one week’s notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week’s notice if
  - (a) all council members consent in advance of the meeting, or
  - (b) the meeting is required to deal with an emergency situation
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

**Quorum of council**

- 15 (1) A quorum of the council is
  - (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

**Council meetings**

- 16 (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
  - (a) bylaw contravention hearings under section 135 of the Act;
  - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
  - (c) any other matters if the presence of observers would, in the council’s opinion, unreasonably



interfere with an individual's privacy.

**Voting at council meetings**

- 17 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

**Council to inform owners of minutes**

- 18 The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

**Delegation of council's powers and duties**

- 19 (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
  - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
  - (a) set a maximum amount that may be spent, and
  - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine

**Spending restrictions**

- 20 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgement against the strata corporation
- (3) If a proposed expenditure has not been put forward for approval in the budget or at an Annual or Special General Meeting, the Strata Corporation may only make the expenditure in accordance with this bylaw. Subject to subsection 98(3), SPA, the expenditure may be made out of the Operating Fund if the expenditure, together with all other unapproved expenditures, whether of the same type or not, that were made under this subsection in the same fiscal year, is less than \$8,000.

**Limitation on liability of council member**

- 21 (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

**Division 4 – Enforcement of Bylaws and Rules**

**Maximum fine**

- 22 The strata corporation may fine an owner or tenant a maximum of \_\_\_\_\_
  - (a) \$200 for each contravention of a bylaw, and.
  - (b) \$50 for each contravention of a rule.
  - (c) \$500.00 for the contravention of the rental restriction bylaw
- 23 (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.  
 In accordance to Section 171 (4) of the Act, the Strata Corporation authorizes the Strata Council to undertake a Small Claims Action to collect money owing to the Strata Corporation, exceeding \$1500, including Strata Fees, outstanding interest charges, and Fines, without prior approval of the Strata Corporation.  
 The Strata Corporation shall give notice of such plan of action to the relevant Owners/Tenant and mortgage, if that mortgage has provided to the Strata Council, a Mortgagee's Request for notification (unexpired) on the prescribed form. The notice given by the Strata Council shall be in accordance with Sections 61 and 112(1) of the Act.
- (2) (a) A special resolution of the unit owners to bring a suit against an owner or other person to collect money owing to the strata corporation under the Small Claims Act, including money owing as a fine, is not required pursuant to this bylaw.



(b) The strata council is hereby authorized in its sole discretion to authorize legal proceedings in Small Claims Court to collect money owing without the requirement for a further vote or approval of the unit owners at a general meeting, but that legal fees associated with the Small Claims action shall not exceed \$1,000.00.

**Division 5 – Annual and Special General Meetings**

**Person to chair meeting**

- 24 (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

**Participation by other than eligible voters**

- 25 (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

**Voting**

- 26 (1) At an annual or special general meeting, voting cards must be issued to eligible voters. The vote for a strata lot may not be exercised, except on matter requiring a unanimous vote, if the strata corporation is entitled to register a lien against the strata lot under section 116(1)
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (7) An owner must be in good standing with fees and levies paid up in order to vote. If payment of outstanding amounts are brought to the AGM in order to allow the owner to vote, the payment must be in the form of a bank draft or money order.
- (8) If a quorum is not attained within ten minutes of the scheduled time of the Annual or Special General Meeting, those eligible voters in attendance at the meeting will be deemed a quorum and the meeting will proceed.

**Order of business**

- 27 The order of business at annual and special general meetings is as follows:
  - (a) certify proxies and corporate representatives and issue voting cards;
  - (b) determine that there is a quorum;
  - (c) elect a person to chair the meeting, if necessary;
  - (d) present to the meeting proof of notice of meeting or waiver of notice;
  - (e) approve the agenda;
  - (f) approve minutes from the last annual or special general meeting;
  - (g) deal with unfinished business;
  - (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
  - (i) ratify any new rules made by the strata corporation under section 125 of the Act;
  - (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
  - (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
  - (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
  - (m) elect a council, if the meeting is an annual general meeting;
  - (n) terminate the meeting.



**Division 6 – Voluntary Dispute Resolution**

**Voluntary dispute resolution**

- 28 (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

**Severability**

29 Should any portion of these bylaws be deemed unenforceable by any court of component jurisdiction, then for the purpose of interpretation and enforcement of the bylaw each sub-paragraph hereof shall be deemed a separate provision and severable, and the balance of the provisions contained herein shall remain in force and effect.

