

April 1, 2005

Mr. & Mrs. -----  
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**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*