

Civil Resolution Tribunal

Dispute Notice

(Initiating notice under section 6 of the Civil Resolution Tribunal Act)

Dispute Number: ST-2019-001480

Application Submitted: February 20, 2019

Dispute Notice Issued: March 06, 2019

Notice To - Who the claim is against

These are the people or organizations the claims are against.

The Owners, Strata Plan NW 2184

Initiated By - Who requested resolution

These are the people or organizations which have applied to the CRT for dispute resolution.

SCOTT WHITE

TANYA MACKENZIE

INSTRUCTIONS

A request for dispute resolution has been made to the Civil Resolution Tribunal (CRT). If you are named in this dispute, the CRT may make a binding order against you, which is enforceable as a court order. This order may require you to do something, stop doing something, or pay money to the applicant. Before making any order, the CRT will carefully consider your arguments and evidence. For more information about the Civil Resolution Tribunal, visit <https://civilresolutionbc.ca>.

The person requesting resolution must provide this Dispute Notice to you by June 05, 2019.

HOW TO RESPOND TO THIS DISPUTE NOTICE

Each person this claim is against has 14 days to respond to this notice once it is delivered (30 days if outside of BC). If you do not respond, the CRT may make a default order against you. In a default order, the tribunal assumes you are at fault. This means the tribunal will not consider any arguments you might be able to make, for example, that the limitation period has expired, or that someone else is responsible for the claim.

To respond to this Dispute Notice:

- Go to <https://intake.civilresolutionbc.ca/response>
- Enter the dispute number **ST-2019-001480** and the PIN listed beside your name below

You will be able to:

- Respond to this Dispute Notice
- Request more time to respond to the Dispute Notice
- After you respond, if needed, you will be able to add a Counterclaim or Third Party Claim

For more information, please visit the CRT website:

- How to serve this Dispute Notice to the respondents:
<https://civilresolutionbc.ca/how-the-crt-works/tribunal-process/starting-a-dispute/dispute-notice/>
- How to respond to a Dispute Notice you have been given:
<https://civilresolutionbc.ca/how-the-crt-works/tribunal-process/responding/>

Initiator Contact

The CRT will provide a copy of your Dispute Response to:

SCOTT WHITE

Email: white.scott.g@gmail.com

Phone: 604-337-6163

8511 Westminster Hwy.

111

Richmond, British Columbia

V6X3H7, Canada

Who the Claim is Against

These are the people or organizations that are identified as being responsible for the claim. For more details go to: civilresolutionbc.ca/how-the-crt-works/tribunal-process/responding/

The Owners, Strata Plan NW 2184 (Strata Corporation)

PIN: 02844

Type: Strata Corporation

Phone: 604-683-8900

Address:

200 Granville St.

700

Vancouver, British Columbia

V6C1S4, Canada

Strata contact
To be provided

Dispute Information

This information has been provided by the person requesting resolution. It shows the claims they are making and what they are asking for.

Dispute Claim 1**Claim ID**

C-027464

Claim summary

Strata corporation only enforces bylaws against specific individuals.

Claim description

We have been unfairly targeted multiple times by the strata corporation while other owners/tenants have been allowed to violate bylaws with impunity, especially strata council members, despite multiple complaints.

We have been ordered to remove a net we have suspended from the balcony above us to our patio. The net was put in place to allow our cats access to the patio while affording them some measure of security.

Our cats used to roam free throughout the courtyard our apartment abuts, but in February of 2018, someone attacked one of our cats, causing serious damage to him and a vet bill of \$1700. There are no provisions provided in the strata bylaws to allow the construction of anything to afford my pets safe access to my patio. Our apartment faces east and gets exceedingly, and sometimes dangerously, hot during summer months. These are outdoor cats we have been forced to keep indoors.

This is not the first time we have been unfairly targeted by the strata council. The strata council president verbally attacked my wife in the parkade at which point I had to step in and order him to leave. The same strata council president had our new truck towed from visitor's parking, after we had obtained permission to park there, until our old vehicle was sold (it took 3 weeks to sell the vehicle). Yet, there are countless tenants who park incessantly in visitor's parking with no repercussions.

We have countless complaints against the unit upstairs that go unheeded as a strata council member owns it.

There are a multitude of units with multitudes of violations, but nobody addresses these issues, even with complaints, yet, we keep getting targeted.

When the person requesting resolution became aware of the claim

February 2019

Requested Resolution**Amount**

1. I want the strata to fairly enforce all bylaws for all owners/tenants, not just against specific targeted individuals, or to stop enforcing any bylaws whatsoever.	\$0.00
2. We have asked for copies of the complaints and asked for a hearing but have been completely ignored in these regards.	\$0.00
3. We are asking the order to remove the net be rescinded or provisions provided allowing us to create some form of barrier that allows our cats access to our patio.	\$0.00
Total: \$0.00	

Dispute Claim 2**Claim ID**

C-027467

Claim summary

Dispute-Related Fees & Expenses

Claim description

I want the respondent to pay for dispute-related fees paid to the CRT and other expenses and charges allowed under the CRT Rules and the CRT Act.

Requested Resolution

All dispute-related fees and expenses will be determined later in the tribunal process

Additional Dispute Information**Steps the person requesting resolution has taken to resolve the claim**

We have asked for copies of the complaint made against us and requested a hearing with the strata council. All requests have been ignored.

IN THE MATTER OF THE COURT ORDER ENFORCEMENT ACT
R.S.B.C. 1996 C. 78 S.89
AND
A JUDGMENT REGISTERED UNDER NO. BB1511877
AGAINST CERTIFICATE OF TITLE CA1788897

ORDER

TO: HUIZHUANG KONG
#11 – 7231 MOFFAT ROAD
RICHMOND BC V6Y 1X9

UPON reading the certificate of judgment between **judgment** creditors, and XIAOYANG LI judgment debtor, registered in the New Westminster/Vancouver Land Title Office under No. **CA3760763** and upon reviewing the evidence filed herein; and upon making such inquiry as I considered necessary;

AND it appears that XIAOYANG LI , the owner as to the interest in **Parcel Identifiers: 000-755-958, STRATA LOT 25 SECTION 4 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW2184** is the same as the judgment debtor named in the certificate of judgment registered under No. **CA3760763**.

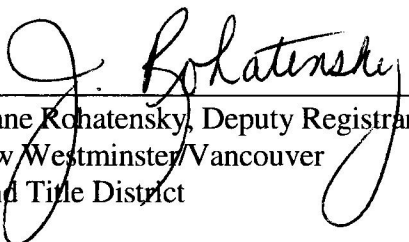
The Registrar when receiving a reply in respect to identity is only empowered to adjudicate on **whether or not** the registered owner is in fact the same person as the judgment debtor.

My review of the evidence provided by **THE OWNERS, STRATA PLAN NW2184**. Leads me to the conclusion that you are one and the same as the judgment debtor.

If you feel that this judgment should not have been granted in the first instance or are disputing the amount, I would respectfully suggest that the proper forum for redress would be the Court where the judgment was entered.

I hereby Order that the registration of Certificate of Judgment registered under **CA3760763** against Title Number **BV434778** **continue** to be registered on the above described land as the owner is the judgment debtor.

DATED at New Westminster this 4th day of July 2014.



Jane Rohatensky, Deputy Registrar
New Westminster/Vancouver
Land Title District

jr

cc – The Owners, Strata Plan NW2184 C/O Access Law Group
1700 West Georgia Street
Vancouver BC V6E 4E6