

Bullies in Condominium – Select Resources

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1. The High Cost of Bullies in Condos

A review of two recent Ontario Superior Court of Justice cases

Middlesex Condominium Corporation No. 232

<https://www.canlii.org/en/on/onscdc/doc/2014/2014onsc106/2014onsc106.html> ;

Grey Standard Condominium Corporation No. 50 v. Grey Standard Condominium Corporation No. 46

<https://www.canlii.org/en/on/onsc/doc/2013/2013onsc1145/2013onsc1145.html>

illustrates how the Courts will not accept bully tactics within condominiums and are prepared to award substantial costs awards against those that are involved in bullying behaviour.

<http://www.condoinmotion.com/videos/the-high-cost-of-bullying-in-condominiums/>

2. CONDOCENTRIC: Where were the Directors? Highlights of Bad Boards

http://www.elia.org/index.php?option=com_content&view=article&id=103&Itemid=111

- return to the Act, bylaws and rules of order – most bullies are not complying with them
- don't give in - get empowered: know your rights as a director and owner
- facilitate a group discussion around this and a third party with no vested interest is probably a good choice for facilitator
- have an anti-harassment policy and learn how to use it
- get counsel involved if necessary to provide warnings or to work on a court application
- bring in an outside mediator mediate solutions.

3. Condo Concepts - The condo bully - How to deal with condo bullies

Maria Bartolotti

<http://www.condolivingonline.com/calgary/articles/4497/the-condo-bully>

- Boards can establish codes of conducts for ... meetings (*or rely on established rules of order which contain these codes*) which could curtail bullying behaviour:
 - Limit the length of time for each speaker.
 - No abusive language or insulting remarks against anyone.

- No personal attacks.
- No yelling or interruptions when someone is speaking or during the meeting.
- ... put the code of conduct in writing and circulate a copy to each

4. There's safety in numbers dealing with a 'condo bully'

Frank Fourchalk, Special to QMI Agency, Saturday, September 4, 2010 12:00:10 EDT AM

<http://www.lfpres.com/homes/2010/09/02/15222231.html>

- Owners should take their concern to a board meeting
- Call an EGM to remove a director
- At the AGM change the directors

5. When Homeowners Harass and Board Members Bully: Strategies to Stop It

By Lindsay S. Smith New York City

<http://www.habitatmag.com/Publication-Content/Board-Operations/2012/2012->

- demand respect
- disengage
- follow the rules and policies
- look to professionals for assistance.

6. Boards Beware: Don't Believe Everything Longtime Presidents Tell You

By Bill Morris The Antoinette •7 E. 35th Street •Midtown South

<http://www.habitatmag.com/Publication-Content/Legal-Financial/2014/2014-January/Don-t-Always-Believe-Longtime-Presidents#.UxkauBeYaWg>

7. Dealing with Adult Bullies

By Erik Fisher, AKA Dr. E...

<http://www.divinecaroline.com/life-etc/culture-causes/dealing-adult-bullies>

8. Condo Smarts: Bully on the council

Tony Gioventu / Times Colonist September 3, 2013 05:04 PM - See more at:

<http://www.timescolonist.com/condo-smarts-bully-on-the-council-1.611097#sthash.6VGidWiv.dpuf> <http://www.timescolonist.com/condo-smarts-bully-on-the-council-1.611097>

9. Strata Nightmares: Bullies Beware!

<http://railtownlaw.com/2013/04/strata-nightmares-bullies-beware/>

10. Vancouver condo expert Gerry Fanaken calls for legislative change to rein in strata council bullies

by [Charlie Smith](#) on May 22, 2013 at 4:27 pm

<http://www.straight.com/news/384881/vancouver-condo-expert-gerry-fanaken-calls-legislative-change-rein-strata-council-bullies>

11. BULLIES - WHAT UP? ...

By Beth A. Grimm, Attorney

<http://www.californiacondoguru.com/CCNewsletter/CCNewsletters28.html>

12. Associations have no room for board member bullies

by: Daniel Vasquez September 28th, 2009 | 11:03 AM

<http://blogs.sun-sentinel.com/condoblog/2009/09/association-have-no-room-for-board-member-bullies.html>

13. How to fight strata bullying

Tony Gioventu, Wednesday, February 27, 2013 1:16:16 PST PM

<http://vancouver.24hrs.ca/2013/02/27/how-to-fight-strata-bullying>

14. Board may require court to deal with unruly owner. Does the Condominium Act provide a mechanism to evict an unruly owner guilty of bullying and harassing others?

By: [Gerry Hyman](#) Condo Law Columnist, Published on Fri Jan 25 2013

http://www.thestar.com/life/health_wellness/2013/01/25/board_may_require_court_to_deal_with_unruly_owner.html

15. Forum Follow-Up: Reining in Bullies on Your HOA Board

June [2010](#) <http://www.hoaleader.com/public/440.cfm>

- When one board member takes the job too seriously, the rest of the board must step in.
- Remove the Offender from an Officer Position