

## ARTICLES OF INTEREST

# Repair responsibilities: Condo Association or Owner.

Unlike homeowners, condo owners are not solely responsible for the bill when repairs are required. Financial responsibility for repairs and regular maintenance are divided between the unit Owners and the Condo Association (the elected Board responsible for governing the Corporation).

## Condo Association Responsibilities

Though it will depend on the specific condominium By-laws and other factors, a Condo Association will typically be responsible for repairs and maintenance to building exteriors, structural and infrastructure elements, and common areas.

### Exterior

Upgrades to roofs and windows, building systems (HVAC, elevators, water, and electrical supply etc.), exterior walls and foundations, driveways and parking garage, and outdoor amenities (swimming pool), and landscaping, as well as common areas usually fall under the jurisdiction of the Condo Association.

### Structure

The Condo Association is responsible for overseeing and maintaining all structural elements such as load bearing walls, waterproof membranes etc.

## Common Areas

Hallways, stairwells, and lobbies, as well as the gardening and landscaping/snow removal around the building and in the common areas, fall under the Condo Association's purview.

## Owner's Responsibilities

Any repairs within the individual unit are the responsibility of the Condo Owner unless they fall under one of the previously mentioned categories. This includes plumbing, HVAC, and electrical systems within the unit as well as repairs to doors, windows, and floors. Painting, hardware, and appliance repairs are the responsibility of the Owner.

## Conclusion

While repair responsibilities are generally defined by what is considered a common element and what is defined as a unit-specific issue, By-laws can differ from building to building. Windows, exterior doors, balconies, and patios are generally maintained by the building. In some instances, electrical and plumbing issues that affect multiple units may be covered by the Condo Association. It's always worth consulting your Board in advance so you know where you stand.

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