

**Strata Council & Condo****Corporation Legal Solutions***In Action***Can your board afford a legal dispute?**

The day-to-day management of a condominium or strata can unfortunately lead to legal disputes. Help protect your strata council or condominium board's time and budget with a Legal Expense Insurance policy that is designed to ensure that your legal risks are well managed.

**An ARAG Strata Council & Condo Corporation Legal Solutions policy is designed to deal with unexpected legal surprises, as it provides your board with:**

**Legal Assistance\***

Makes life a little easier with:

- Unlimited 24/7 Legal Helpline access
- Staffed by lawyers
- Helpline lawyers provide general legal assistance and information for any legal matter

**Legal Insurance\***

The policy provides coverage for:

- A preselected and qualified lawyer's hourly rate from the first dollar spent
- Court, medical report or expert witness fees
- Adverse costs a judge may order your council or board to pay if you lose your case

An ARAG Strata Council & Condo Corporation Legal Solutions policy saves you precious time, effort and money when facing an unexpected legal issue. Let us help your council/board, so you can focus on what matters most – managing and protecting your building.

**Legal Risks. Well Managed. • ARAG.ca**

**We can help protect your time and budget when facing these legal issues!**



### **Legal Defence**

A board member was charged with the theft of \$2,000 cash and jewelry from an owner's unit, after they conducted a legitimate safety inspection on their own.

**ARAG will assign a lawyer to defend the board member.**



### **Property Protection**

Following water damage caused by a blocked drain in a unit, the board was required to pay the \$5,000 deductible. The deductible was then charged to the unit owner, who refused to pay.

**ARAG will send a demand letter to the unit owner, advising legal proceedings would commence.**



### **Bodily Injury**

While on his way to an off-site board meeting on official condo business, a board member tripped and fell due to an unsafe city sidewalk. As a result, he suffered a severe back injury and was unable to work for several months.

**ARAG will assign a lawyer to represent the board member and bring legal action against the city.**



### **Contract Disputes & Debt Recovery**

The board contracted a landscaping company for outdoor maintenance. Following several warnings to the company for failing to perform duties, the board canceled the contract. The landscaping company sued them for cancellation penalties.

**ARAG will assign a lawyer to defend the board and challenge the penalties.**



### **Strata Council & Owner Disputes (for BC and AB only)**

A unit owner sued the corporation for allegedly failing to uphold one of their bylaws, as her sleep was being continuously disrupted by her neighbour's loud music.

**ARAG will assign a lawyer to defend the corporation and begin negotiations with the unit owner.**



### **+ Unlimited Legal Helpline Access**

Provided by qualified lawyers who are ready to help your council/board. It just takes a call to a toll-free phone number.

**Coverage that ensures your legal risks are [Well Managed.](https://www.arag.ca) • [ARAG.ca](https://www.arag.ca)**