

Strata Council  
Strata VR255 Vanier Court  
1355 Harwood Street  
VANCOUVER BC V6E 3W3

21 July 2015

Dear One-Bedroom Owner,

**RE: LAUNDRY ROOM EXCLUSIVE-USE AGREEMENT**

You currently participate in a Laundry Room Exclusive-Use Agreement for the 12-month period which ends 31 July 2015.

At its last AGM, the Strata Corporation renewed the authorization that the Strata Council enter into agreements with one-bedroom owners without in-suite laundry for the exclusive use of our Laundry Room. Attached are two copies of the Laundry Room Exclusive-Use Agreement for your signature as "User".

Please . . .

- print your full legal name,
- insert your strata lot and unit numbers where required,
- sign both copies, and
- **return both signed copies with your cheque** made out to "**The Owners, Strata Plan VR255**", in the amount of \$75.00 to our resident caretaker, Marcel Morais, who will forward your cheque and completed agreement to Century 21 Prudential Estates (RDM) Ltd.

If you prefer, mail the signed agreement (both copies) and cheque directly to our property management company, Century 21 Prudential Estates (RDM) Ltd.

If all one-bedroom owners again agree to participate, the laundry room door may not have to be re-keyed. Prompt signing of the agreement and its return with your cheque will be appreciated.

Yours truly,

2015 Strata Council – Strata VR255

# LAUNDRY ROOM EXCLUSIVE-USE AGREEMENT

**Between:** Owners, **Strata Plan VR 255** (hereinafter referred to as the "**Strata Corporation**")

**And:** \_\_\_\_\_  
(print owner's legal name as it appears on property title)

**Strata Lot No.:** \_\_\_\_\_ **Unit No.:** \_\_\_\_\_  
(indicate strata lot number and unit number)

(hereinafter referred to as the "**User**")

The User has read, understands, acknowledges and hereby agrees to the following terms and conditions for the use of the Strata Corporation's Laundry Room for 12 consecutive months commencing on 1 August 2015.

A **non-refundable** annual fee of **SEVENTY-FIVE (\$75.00) DOLLARS** is payable in full to "**The Owners, Strata Plan VR 255**". Receipt of the annual fee for the period 1 August 2015 to 31 July 2016 is hereby acknowledged.

## **TERMS AND CONDITIONS:**

- 1) The Strata Corporation agrees to provide laundry equipment (3 washers and 3 dryers) for use by the User at no extra charge other than the above-stated annual fee and any costs attributed to the User under #4 and #8.
- 2) The User agrees to share the use of the Laundry Room and its laundry (washer and dryer) equipment with other Users who have also entered into a Laundry Room Exclusive-Use Agreement with the Strata Corporation.
- 3) The User agrees to operate the laundry (washer and dryer) equipment in a conscientious and proper manner. The User agrees to comply with the Bylaws and Rules of the Strata Corporation.
- 4) The Strata Corporation agrees that the User will not be responsible or held liable for any malfunction or operating problem of the laundry (washer and/or dryer) equipment except where the malfunction or operating problem is due to the User's negligence and/or intentional damage. The User agrees promptly to report any inoperable laundry (washer and/or dryer) equipment and/or damage to the Laundry Room to the Resident Manager.
- 5) The Laundry Room and all laundry (washer and dryer) equipment must be left in a clean, undamaged condition. There shall be no marks, holes, tape or any other damage done to the laundry (washer and dryer) equipment, or to the Laundry Room's walls, ceiling, floors or trim.
- 6) The User is granted access to the Laundry Room during the term of this agreement; however, the User must be considerate of his/her neighbours. The Strata Corporation reserves the right to cancel this Agreement and/or periodically deny the User access to the Laundry Room if the Strata Corporation is in receipt of complaints regarding excessive noise generated by the User.
- 7) The User agrees that this Agreement and use of the Laundry Room extends only to the residents and guests of the User's strata lot. The User will not grant access to the Laundry Room to any non-residents, or residents from neighbouring buildings. The User agrees that the Laundry Room and laundry (washer and dryer) equipment are not for commercial use.
- 8) The User accepts full responsibility and agrees to be 100% liable for any damage caused or cleaning costs incurred due to the User's negligence, malicious and/or intentional damage, and agrees to arrange with the Resident Manager for repairs and cleaning should they be required. If the User fails to arrange and pay for the required repairs and/or cleaning within 72 hours of

the use date, then the User agrees that the Strata Corporation may make the appropriate arrangements, with all costs to be charged to the User's strata lot maintenance assessment account and to form part of the charge due on the first day of the month following.

- 9) The User agrees to use all laundry (washer and dryer) equipment at his/her own risk and to save the Strata Corporation harmless from all damage, loss, claims, costs, expenses and insurance deductible payments incurred as a result of the Laundry Room usage.
- 10) The Strata Corporation reserves the right to increase the annual fee at its sole discretion.
- 11) The Strata Corporation reserves the right to cancel this Agreement if the User contravenes these Terms and Conditions.
- 12) Decisions of the Strata Council are final and binding on both the Strata Corporation and the User.

\_\_\_\_\_  
Signed - User

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed - Strata Plan VR 255

# LAUNDRY ROOM EXCLUSIVE-USE AGREEMENT

**Between:** Owners, Strata Plan VR 255 (hereinafter referred to as the "Strata Corporation")

**And:** \_\_\_\_\_  
(print owner's legal name as it appears on property title)

**Strata Lot No.:** \_\_\_\_\_ **Unit No.:** \_\_\_\_\_  
(indicate strata lot number and unit number)

(hereinafter referred to as the "User")

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Signed - User

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Date

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Signed - Strata Plan VR 255