



# STANDER & COMPANY<sup>†</sup>

Barristers

Litigation and Mediation Solutions

Delwen Stander  
File #A0154-001

October 12, 2011

## VIA FACSIMILE

Teamwork Property Management Ltd.  
105-34143 Marshall Road  
Abbotsford, B.C.  
V2C 1L8

**Attention: Mr. Dave Hensman**

Dear Sir;

**RE: TERMINATION OF AGENCY AGREEMENT DATED  
NOVEMBER 29, 2006 – LMS742 (GRACE ARBOUR)**

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We are instructed by our client that you have continued to act in an entirely illegal and inappropriate way with respect to your purported “management” of its Strata Corporation.

In particular, we note the following, since we last wrote to you:

- a) you have ignored all direction from the Strata Council, which is duly elected pursuant to the *Strata Property Act*, in flagrant disregard of your contract and the applicable statute and other law;
- b) you have purported to set down special general meetings, without authorization from the Strata Council, even though the Strata Council itself has set its own special general meeting to deal with outstanding issues for its ownership, including the termination of your services;
- c) you have ignored the termination of your services pursuant to a duly called and constituted special general meeting of the Strata Corporation on Friday, October 7, 2011, at which the ownership of the Strata Corporation (duly notified, duly constituting a quorum, and duly casting its ballots) voted to terminate your services;

- d) instead of accepting the numerous directions that you have received from the Strata Council, and the decision to terminate your services, you flagrantly attended at our client's property on October 11, 2011, purported to proceed with a special general meeting that you had orchestrated without authorization, ignored the presence of the police who had been called to escort you from the property, employed guerilla tactics in rounding up (on what is yet an unknown pretense) a bare minimum of people to conduct an SGM which you then held inside of one owner's residence, and purported to then deal with resolutions (none of which have been properly circulated to the ownership of the Strata Corporation in accordance with the *Strata Property Act*); and
- e) you have then purported to advise existing, duly elected members of the Strata Council of the Strata Corporation that they are no longer the Council.

To say that that the behaviour of your organization is outrageous, disgraceful, illegal, and unprecedented (by any management company with which the writer has been associated over 22 years of practicing in the area of strata property law), would not go far enough to describe your recent activities and actions. We had previously advised you that you have exposed your corporation to damages and legal action, and this has now been exacerbated by your further breaches of contract and the commission of various additional torts. In due course, our client will consider its options in this regard.

In the interim, however, we copy this letter to the Real Estate Council of B.C., which has an open file on our client's matter with you. Our client has provided the Real Estate Council with further details of your nefarious activities yesterday, and it is our client's fervent hope that this Council will discipline you to the fullest extent of its mandate.


On behalf of our client, we remind you that your services have been terminated, that you are no longer welcome on the strata property, and that, because of your numerous breaches of the management contract, you will not be afforded any further management fees or access to our client's books, bank accounts, or assets. Should you further violate our client's wishes and demands, our client will rely on the censure of the Courts to control any further breaches of contract or commissions of torts by you.

We trust that you will gauge yourselves accordingly.

Yours truly,

STANDER & COMPANY

Per:



Delwen Stander

cc: Real Estate Council of B.C. – Attn: Angela Girard  
Strata Corporation LMS742

DS/pmm