



Strata

Quick Pass Study Guide

More than just mock exam questions



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How UBC's question database works

Performance Assessment Report Categories



Quick Pass advice:

- [Redacted]
- If you have purchased Quick Pass handout, you can print and cut out important key drawings, such as timing of 1st and 2nd AGM, then make those slides as flash cards to strengthen your memory.

f. Negligent misrepresentation: Q225

g.

a. FINTRAC, suspicious transaction, Money Laundering (Not relevant)

b. negligence:

c. negligent misrepresentation:

d. trespass:

e. fiduciary duty:

f. private nuisance: Q138, 150, 170, 291, 372, 420, 536, 539, 879, 945, 987

g. occupiers liability: Q76, 397, 468, 497, 719, 769, 908, 990, 991, 999

a.

Chapter 07 Commercial and Residential Tenancies

Strata Question Book: total 13 questions

a. Types of tenancies and termination:

b.

c.

d. Remedies, abandon, mitigation: Q37, 230

e. Rent increase: Q90

f. Assignment or sublet: Q163

g. Repair: Q263

h. Quiet enjoyment: Q64

i.

a. types of tenancies and termination: Q13, 85, 176, 381, 513, 662, 743, 763, 796, 809, 894, 914, 971

b. lease and license: Q108, 288, 316, 778

c. Exemption from RTA: Q927

d. Remedies, abandon,

e.

f. Assignment or sublease:

g. content of agreement: Q39, 425, 452,

h. security deposit: Q523, 572, 616, 974

i.

j.

k.

l. repair: Q319, 806

m. right of first refusal: Q743

n. Mixed: Q828, 870, 956

Chapter 08 The Law of Contract

Strata Question Book: total 13 questions

a.

b.

c.

d. Acceptance: Q245

e. Capacity: Q58, 168

- f. _____
 - g. _____
 - h. _____
-
- a. Stigma: Q320
 - b. 7 essentials of contract: Q839
 - c. voidability of contract: _____
 - d. offer, counter offer, revocation, _____, 415, 453, 455,
 - e. _____
 - f. consideration: Q25, 199, 201, 263, 931, 931
 - g. capacity: Q398, 721
 - h. misrepresentation, defects _____ 623, 875
 - i. _____
 - j. assignment: Q66, 836, 877
 - k. damage, injunction, and specific performance: Q56, 167, 266, 472, 783, 958
 - l. Mixed: Q877

Chapter 09: Strata Management Contracts (supplemental)

Strata Question Book: total 10 questions

- a. The time service agreement must enter into: Q1, 207
- b. _____
- c. Cancellation and _____
- d. Supplier and service _____
- e. _____
- f. Relationship between strata manager, _____
- g. Mixed: waiver and time, section, conflict of interest, parties, amendment: Q207, 265
- h. Risk administration: Q250, 258,

Chapter 10: Law of Agency (supplemental)

Strata Question Book: total 12 questions

- a. Creation and scope of authority: _____
 - b. Duties _____
 - i. _____
 - c. Liability to third party: Q53
 - d. Capacity _____
 - e. Termination of authority: Q103
 - f. _____
-
- a. ~~designated agency~~ (not relevant)
 - b. _____
 - c. ~~Dual Agency~~ (not relevant)
 - d. ~~new forms~~ (not relevant)
 - e. _____
 - f. _____
 - g. _____
 - h. _____
 - i. ~~types of list contracts~~ (not relevant)

- (4) To ensure the compliance of the Real Estate Service Act

8. According to the Real Estate Services Act, which of the following statement concerning trust accounts is FALSE?

- (1)
- (2)
- (3)
- (4)

and it has been earned in accordance with the Rules.

9. Ada owns 8 lots in a development subdivision located in a municipality. Ada has deposited the security required by the municipality under the Local Government Act. You give Ada the accurate advice that

- (1)
- (2) If purchasers purchase Ada's lots individually, the purchasers will be protected by REDMA in this scenario.
- (3)
- (4)

10. Which one of the following about Real Estate Organizations is false?

- (1) BCREA provides continuing education program to real estate licensees
- (2)
- (3)
- (4)

11. In light of RESA, which of the following is not "trading service"?

- (1)
- (2)
- (3) Installing a for-sale sign post in front of a house
- (4) negotiate the price of a real estate

12. The licensee may appeal a decision or order from BCFSa to which one of the following organizations?

- (1)
- (2)
- (3)
- (4)

13. With respect to the disciplinary process under the Real Estate Services Act, which one of the following statements is FALSE?

- (1)
- (2) RESA allows BCFSa to inspect any record kept at a licensed or an unlicensed agent's business premise

Chapter 6 Liability

1. Which of the following is NOT a requirement for liability for negligent misrepresentation?
 - (1) [REDACTED]
 - (2) [REDACTED]
 - (3) [REDACTED] ment.
 - (4) [REDACTED]
2. Before a person will be held to be negligent, certain criteria must be met. The plaintiff must prove:
 - (1) That the defendant owed the plaintiff a duty to take care.
 - (2) That the defendant breached the standard of care owed.
 - (3) That the damages suffered by the plaintiff as a result of the defendant's breach were not too remote in law.
 - (4) All of the above
3. Which of the following statements regarding common law rules governing occupier's liability and the Occupiers Liability Act of British Columbia is TRUE?
 - (1) Occupiers liability Act preserves the common law distinction between licensees and invitees.
 - (2) [REDACTED]
 - (3) The occupier's liability extends to visits willingly assumed by a visitor at his or her own risk.
 - (4) There cannot be more than one occupier of land at the same time.
4. Which one of the following actions would constitute a trespass?
 - (1) [REDACTED]
 - (2) [REDACTED]
 - (3) [REDACTED] door, so Jessica goes into the back yard to see if William is there.
 - (4) All of the above
5. Which one of the following is NOT a characteristic of Trespass?
 - (1) Trespasser must have control over his or her actions.
 - (2) Trespass cannot be an indirect result of another act or occurrence.
 - (3) For an occupier to sue in trespass, the occupier must prove interference with use and enjoyment or physical damage
 - (4) Trespass is actionable per se - physical damage doesn't need to occur for an occupier to sue in trespass.
6. Which one of the following is a defense to private nuisance?
 - (1) [REDACTED]
 - (2) [REDACTED]
 - (3) [REDACTED]
 - (4) None of the above
7. Which of the following statements is TRUE?
 - (1) [REDACTED]
 - (2) [REDACTED]
 - (3) Both trespass and private nuisance need to prove damage or interference with use and enjoyment
 - (4) [REDACTED]

Chapter 15 Strata meetings and Communications

1. According to standard strata bylaws, who can attend AGM or SGM?

- (1) Only occupants who are eligible to vote
- (2) Only tenants and occupants who are eligible to vote

2. According to standard Bylaws, what is the quorum for Strata council meetings of [redacted] for a strata corporation of 4 or more owners?

- (1) one person
- (2) two people
- (3) three people
- (4) four people

3. For the first AGM, what are the documents that are required to accompany notice, accordance to the Act?

- (1) First annual budget
- (2) First annual budget and a financial statement
- (3) First annual budget, financial statement, and resolutions requiring a $\frac{3}{4}$ vote
- (4) First annual budget, financial statement, resolutions requiring a $\frac{3}{4}$ vote, and insurance coverage

4. For the subsequent AGM, what are the documents that are required to accompany notice, accordance to the Act?

- (1) budget for the coming fiscal year, financial statement for the fiscal year just ending, and resolutions requiring a $\frac{3}{4}$ vote

$\frac{3}{4}$ or unanimous vote, insurance coverage, and description of matters to be voted on, and the agenda for the meeting