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**From:** Mike  
**Sent:** June 12, 2024 9:50 PM  
**To:** Legislative Services email  
**Subject:** 809-751 Fairfield Rd (Appeal to STR License Denial)  
**Attachments:** ShawInvoice\_09900889125\_03Apr2024 (2).pdf; Family Members IDs.pdf; STR Application.pdf; Strata Move-in fee.pdf; STR Denial Letter.pdf; Proof of Ownership.pdf

June 12, 2024  
Victoria, BC

RE: 809-751 FAIRFIELD RD (APPEAL TO STR LICENSE DENIAL)

To Whom It May Concern,

I am writing to formally appeal the decision made by the city inspector to deny my application for a short-term rental (STR) license based on the assertion that I did not comply with section (2)(e)(i) of the STR bylaws. I believe this decision was made in error and would like to present my case for reconsideration.

The relevant bylaw, section (2)(e)(i), stipulates that an applicant must provide:

“Evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence; or”

My application included the required documentation to prove that the premises in question serve as our principal residence, thereby satisfying the requirements of (2)(e)(i).

During the inspection, the officer took photographs of various parts of our home, including the kitchen, bathrooms, bedrooms, closets, balconies, and our living room, where my family, including our infant daughter, were present. Despite this, the inspector concluded, unilaterally and without further inquiry, that we do not reside at this address. No questions were asked to verify our residency status; the inspection was limited to taking pictures and asking questions about our business plan.

As both my wife and I are able to work from home, we frequently travel and spend time with our family in South America. Obtaining this license would allow our small family to generate a modest additional income while we are away, helping us to cover our mortgage payments and save for our baby's future well-being. We explained this to the officer.

Furthermore, I would like to note that nothing is mentioned in the denial letter about the reasons that led the inspector to make such a decision. We would like to understand the reasoning behind this determination. I would also like to mention that most people would not enjoy having strangers stay in their homes; this is a step taken out of financial necessity. We are seeking this license to help our family manage our finances more effectively.

Since basically is nearly impossible how to prove the principal residence in our case, I'm attaching additional information that hopefully would help during this analysis:

- Denial letter with zero arguments on how or why the decision was made.
- Our newborn health card with the corresponding address.
- Bank transfer receipt with the move-in fee paid to the strata when we moved in earlier this year.
- Proof of ownership, including land title and our last Property Tax Notice.
- A beautiful family photograph with the three of us so you can see we are real people (Many more photos are probably available in the inspector office)

I'm also attaching the original information as well as the application form submitted.

In light of the above points, I respectfully request that you reconsider the denial of my application for a short-term rental license. I am confident that the evidence provided demonstrates our compliance with section (2)(e)(i) of the STR bylaws.

Thank you for your time and consideration.

Sincerely,  
Maikel Munoz Roja

809-751 Fairfield Rd V4W 4A4



**Maikel Munoz roja**

YOUR ACCOUNT:

SERVICE ADDRESS: **809-751 FAIRFIELD RD  
VICTORIA, BC**

INVOICE DATE: **April 3, 2024**

DUE DATE: **May 3, 2024**

This invoice reflects your service charges for 03-Apr-24 to 02-May-24. This invoice was prepared on 03-Apr-24. Any payments or changes made on or after this invoice date will be reflected in future billing.

Need help?

Visit [shaw.ca/getsupport](http://shaw.ca/getsupport)  
or call us at 1-888-472-2222

**Your invoice**

**SUMMARY OF YOUR ACCOUNT**

**Previous Charges and Payments**

Amount of Previous Invoice		66.08
Payment Received - Thank You	2-Apr-24	-66.08

**Balance Carried Forward** **\$0.00**

**Current Charges (03-Apr-24 to 02-May-24) - see following pages for details**

Current Monthly Services	113.00
Promotions	-54.00
NET GST (815781448)	2.95
NET PST	4.13

Total Current Charges due 03-May-24 **\$66.08**

**Amount Due to be withdrawn on 03-May-2024** **\$66.08**

**THIS IS A WITHDRAWAL NOTICE ONLY. PLEASE DO NOT PAY.**

YOUR ACCOUNT:

AMOUNT DUE: **\$66.08**

On May 03, 2024, \$66.08 will be automatically debited from your credit card.



M Munoz roja  
809-751 FAIRFIELD RD  
VICTORIA BC V8W 4A4

**Rogers together with Shaw**

PO BOX 2468 STN M  
CALGARY AB  
T2P 4Y2

## Details of Your Current Charges

### Current Monthly Services (03-Apr-24 to 02-May-24)

Fibre+ 300	104.00
Fibre+ Discount	-1.00
Advanced WiFi Modem Rental	10.00
<b>Total Current Monthly Services</b>	<b>\$113.00</b>

### Promotions

2-year ValuePlan Fibre+ 24 Month Discount (expires 19-Jun-25)	-40.00
2-year ValuePlan Fibre+ 300 Price Guarantee (expires 19-Jun-25)	-4.00
ValuePlan Internet Promotion (expires 19-Jun-25)	-10.00
<b>Total Promotions</b>	<b>-\$54.00</b>

### Taxes

NET GST	2.95
NET PST	4.13

**Total Current Charges** **\$66.08**

**THANK YOU FOR CHOOSING ROGERS TOGETHER WITH SHAW. THANK YOU FOR KEEPING YOUR ACCOUNT CURRENT.**



#### Check it off your list with automatic payments

Fast, easy, and secure. Enroll for auto-pay today with the My Shaw app or at MyShaw.ca



#### Paperless. Fast. Convenient.

Receive your monthly bill via email and help reduce clutter. Enroll with the My Shaw app or at MyShaw.ca

### For now, you will continue to pay Shaw.

#### My Shaw app

Download the My Shaw app to make paying bills easy and simple.

##### Here's what you'll need:

- Shaw ID and password
- A Visa, MasterCard or AmEx card or a Visa Debit card.

#### MyShaw.ca

Visit **MyShaw.ca** to view and pay your bill online, using all major payment cards.

##### Here's what you'll need:

- Shaw ID and password
- A Visa, MasterCard or AmEx card or a Visa Debit card.

#### Online or Phone Banking

Set up Shaw as a payee through your financial institution.

##### Here's what you'll need:

- Your 11-digit Shaw account number

You can expect between 2 to 5 business days for your payment to reach us.



**Need a little extra support?** Visit [shaw.ca/contact-us](http://shaw.ca/contact-us) for contact options or call 1-888-472-2222 to speak to a representative by phone.

### Terms and Conditions

All Shaw Services are provided to you in accordance with the Joint Terms of Service (as amended), Acceptable Use Policy applicable to your service, and the Privacy Policy, all located at [www.shaw.ca](http://www.shaw.ca). If you do not have access to the Internet, our customer care representatives will be glad to provide you a print copy by mail.

### Billing Terms

Please note that amounts owing after your billing due date are subject to a late payment interest charge, calculated at 3% per month\*, compounded monthly (42.6% per year), from the date of the first bill on which it appears until paid in full. An additional late payment processing fee, for administrative services relating to down-grading or terminating your services, may apply if your account remains unpaid for 60 days or more.

\*Customers with an existing 2-Year ValuePlan as of August 3, 2023, will continue to see a 2% late payment fee up until their contract expiry date, at which time they will be bound by the above late payment fee structure.

### The Internet Code

The Canadian Radio-television and Telecommunications Commission (CRTC) has established a mandatory code of conduct (Internet Code) for Internet service providers (ISPs) effective as of January 31, 2020. The Internet Code is designed to make it easier for Canadians to understand their Internet service contracts, to prevent bill shock, and to make it easier for Canadians to switch ISPs. It ensures customers benefit from increased clarity in their interactions with ISPs; from clearer prices, including for bundles, promotions, and time-limited discounts; and from increased clarity around service calls, outages, security deposits, and disconnections. You can find more information regarding the Internet Code here: <https://crtc.gc.ca/eng/internet/codesimpl.htm>

### Feedback

Your feedback is important to us. Let us know about your positive Shaw experiences, your concerns, and ways you think we can improve. Provide your feedback at [shaw.ca/your-voice](http://shaw.ca/your-voice) or contact us by phone at 1-888-472-2222.

Do you have a complaint regarding a telecom or residential TV service that we haven't been able to resolve? The independent Commission for Complaints for Telecom-television Services (CCTS) may be able to assist you free of charge: [www.ccts-cprst.ca](http://www.ccts-cprst.ca) or 1-888-221-1687.

### Phishing emails are on the rise

Phishing is the fraudulent attempt to obtain sensitive information such as usernames, passwords and credit card details, often collected for malicious reasons, by disguising as a trustworthy entity (i.e. Shaw, PayPal, banking institutions, etc.) in an electronic communication.

You can protect yourself and other consumers by learning how to identify phishing emails and reporting them.

Visit [shaw.ca/phishing](http://shaw.ca/phishing) to find out more.

This invoice is issued by Rogers Communications Canada Inc.

# BRITISH COLUMBIA SERVICES CARD

## British Columbia CAN

LEIVA ZUNIGA,  
YURISLEIDYS

DOB: [REDACTED]

809-751 FAIRFIELD RD  
VICTORIA BC V8W 4A4

Issued: 2024-Mar-21

Expires: 2028-Nov-29

Sex: F



BRITISH  
COLUMBIA

LEIVA ZUNIGA, YURISLEIDYS LEIVA ZUNIGA, YURISLEIDYS LE  
*Canada*



**DRIVER'S LICENCE and SERVICES CARD**  
**British Columbia CAN**

**MUNOZ ROJA,  
MAIKEL**

**DL:**

**DOB:**

**809-751 FAIRFIELD RD  
VICTORIA BC V8W 4A4**

**Issued: 2024-Mar-21**

**Expires: 2028-Mar-16**

**Rest/  
End: NONE**

**Class: 5      Sex: M**

**Wt: 75 kg      Ht: 176 cm**

**Eyes: BRN      Hair: BLK**



**BRITISH  
COLUMBIA**



MUNOZ ROJA, MAIKEL MUNOZ ROJA, MAIKEL  
*Canada*



**Legislative and Regulatory Services Department**  
 Bylaw and Licensing Services Division  
 1 Centennial Square  
 Victoria, BC V8W 1P6

[str@victoria.ca](mailto:str@victoria.ca)  
[victoria.ca/str](http://victoria.ca/str)

# 2024 Short-Term Rental Business Licence Application

## Important Notice:

**There are new provincial laws that may affect your future eligibility to operate a short-term rental. If at some point you become ineligible to operate a short-term rental as a result of provincial legislation, you will not be reimbursed or receive a discount on your 2024 licence fee.**

This application must be completed in full and submitted with all required supporting documents. You can submit your completed package by email to [str@victoria.ca](mailto:str@victoria.ca), or mail it to the above address.

Any submissions that do not meet the requirements above will result in having to reapply. Owner and Strata Consent must be provided by signing pages 4 and 5 of the application.

All related documentation and information are available at [victoria.ca/str](http://victoria.ca/str). For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0215 or email [str@victoria.ca](mailto:str@victoria.ca).

### \*Short-Term Rental Address (APARTMENT / UNIT # / STREET ADDRESS)

Address: 809-751 FAIRFIELD RD

Postal code: V8W 4A4

### \*Applicant Information (WHO THE LICENCE IS ISSUED TO)

An application can be submitted by an owner, tenant or management company of a property. Please select one of the following options:

**Sole Proprietor's name:** (If you plan to operate the business on your own, either under your own name or a business name):

\_\_\_\_\_  
 FIRST NAME, LAST NAME

**Partnership name(s):** (If you plan to operate the business with one or more partners):

YURISLEIDYS, LEIVA ZUNIGA  
 (1) FIRST NAME, LAST NAME

MAIKEL, MUNOZ ROJA  
 (2) FIRST NAME, LAST NAME

**Limited/Incorporated company name:** (If you plan to operate the business as a separate legal entity, separate from yourself and your personal assets):

\_\_\_\_\_  
 BUSINESS NAME

### Limited/Incorporation Information: (if selected above)

Incorporation number: \_\_\_\_\_

Have you included documents of Incorporation and Notice of Articles?

Yes

No. I authorize the City of Victoria to obtain the documents of Incorporation and Notice of Articles and acknowledge that a \$30 fee plus applicable taxes will be charged by the City of Victoria for this service [*Administrative Fees Bylaw No. 04-40*]. Please note, documents must be provided with submission. Any documents provided historically will not be considered.



Legislative and Regulatory Services Department  
 Bylaw and Licensing Services Division  
 1 Centennial Square  
 Victoria, BC V8W 1P6

[str@victoria.ca](mailto:str@victoria.ca)  
[victoria.ca/str](http://victoria.ca/str)

## 2024 Short-Term Rental Business Licence Application

### \*Applicant

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing address (the address where the applicant receives mail, including the physical licence):

- Same address as short-term rental property
- Other: \_\_\_\_\_

### \*Licence Type

- Non-Principal Residence
- Principal Residence

Select all business plans that apply:

- Offering whole home, while you are away  Offering up to two bedrooms with shared living spaces, while you are home.

If 'Principal Residence' is selected, please attach two items of identification that prove this is your principal residence. One piece must be a valid and current government-issued ID which states your address (e.g., driver's licence, BC Services Card). The second piece of ID can be a current utility bill that states the billing period, service address and mailing address.

### \*Designated Responsible Person

(If managed by an agency, the designated responsible person can be a representative from this agency.)

When an operator is not available, the designated responsible person serves as the primary contact for the short-term rental (a person who, at all times that the short-term rental is operated, has access to the premises and has the authority to make decisions in relation to the premises and the rental agreement). The responsible person must be able to attend the short-term rental premises within two hours of being requested to do so.

Relationship to Operator: WIFE

Name: YURISLEIDYS LEIVA ZUNIGA Email: \_\_\_\_\_

Address: 809-751 FAIRFIELD RD Phone number: \_\_\_\_\_

- The above Designated Responsible Person has consented to the use of their contact information.

### \*Business Plan / Advertisement

Host Name (the profile and or name used to offer the short-term rental): Maikel Munoz

Relationship to applicant (if not the same person): \_\_\_\_\_

Do you have another person, property manager or service company that participates in your short-term rental business? (this may include but not limited to advertisement, management of bookings and communications with guests)

- No, only the individual(s) declared as the applicant will participate in the business
- Yes

If yes, please complete the information below (including page 3)

Select all that apply:

- Property manager / property management company  Family member
- Cleaning service  Other \_\_\_\_\_



Legislative and Regulatory Services Department  
Bylaw and Licensing Services Division  
1 Centennial Square  
Victoria, BC V8W 1P6

[str@victoria.ca](mailto:str@victoria.ca)  
[victoria.ca/str](http://victoria.ca/str)

## 2024 Short-Term Rental Business Licence Application

### Property Manager / Property Management Company

Name of management company: \_\_\_\_\_

Name of property manager or main contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Business Address: \_\_\_\_\_

Issuing municipality: \_\_\_\_\_ Licence number: \_\_\_\_\_

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

### Cleaning Service / Other Business

Name of management company: \_\_\_\_\_

Name of property manager or main contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Business Address: \_\_\_\_\_

Issuing municipality: \_\_\_\_\_ Licence number: \_\_\_\_\_

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

### Family Member

Name of individual: \_\_\_\_\_

Relationship to applicant: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_



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 Bylaw and Licensing Services Division  
 1 Centennial Square  
 Victoria, BC V8W 1P6

[str@victoria.ca](mailto:str@victoria.ca)  
[victoria.ca/str](http://victoria.ca/str)

# 2024 Owner Consent Form Short-Term Rental

**\*If there is more than one registered owner, all owners are required to sign the Owner Consent Form.**

This is to certify that I YURISLEIDYS LEIVA ZUNIGA/MAIKEL MUNOZ ROJA, as the legal owner of  
(OWNER)  
809-751 FAIRFIELD RD have read the  
(UNIT/STREET ADDRESS)  
 Short-Term Rental Business Licence (address) Application Form submitted by MAIKEL MUNOZ ROJA  
(APPLICANT)

and consent to the above premises being used as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Owner's name: YURISLEIDYS LEIVA ZUNIGA

Owner's signature: \_\_\_\_\_ Date: 05/04/2024

Owner's name: MAIKEL MUNOZ ROJA

Owner's signature: \_\_\_\_\_ Date: 05/04/2024

Owner's name: \_\_\_\_\_

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

If your application is received more than 60 days after consent is given above, it is not considered valid consent.



**Legislative and Regulatory Services Department**  
 Bylaw and Licensing Services Division  
 1 Centennial Square  
 Victoria, BC V8W 1P6

[str@victoria.ca](mailto:str@victoria.ca)  
[victoria.ca/str](http://victoria.ca/str)

# 2024 Strata Council Consent Form Short-Term Rental

**\*Is this property part of a strata?** Yes  No  If yes, please complete the information below.

This is to certify that I Tammy Austin, as Strata Council Executive Member  
(STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS APPLICANT)

for 809-751 FAIRFIELD RD have read the Short-Term Rental Business Licence Application Form  
(UNIT AND STREET ADDRESS)

submitted by MAIKEL MUNOZ ROJA. I can confirm that our Strata has no bylaws prohibiting the above  
(APPLICANT)

address from operating as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s)/licencee(s) that the above noted information is true and will comply with all relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Applicant's name(s): MAIKEL MUNOZ ROJA

Applicant's signature(s): 1. \_\_\_\_\_ Date: 03/04/2024

(if applicable) 2. \_\_\_\_\_ Date: \_\_\_\_\_

Strata council executive member's name: Tammy Austin

Strata council executive member's phone number: \_\_\_\_\_

Strata council executive member's email: \_\_\_\_\_

Strata council executive member's signature: \_\_\_\_\_ Date: April 05, 2024

If your application is received more than 60 days after consent is given above, it is not considered valid consent.



Legislative and Regulatory Services Department  
 Bylaw and Licensing Services Division  
 1 Centennial Square  
 Victoria, BC V8W 1P6

[str@victoria.ca](mailto:str@victoria.ca)  
[victoria.ca/str](http://victoria.ca/str)

## 2024 Short-Term Rental Business Licence – Important Information

Completion of this application does not guarantee approval. Approved licences will be issued **only** upon receipt of payment of the Short-Term Rental Business Licence fee. Operating a Short-Term Rental without a valid licence is an offence for which penalties are prescribed. A person found guilty of an **offence** under this Bylaw is subject to a fine of not less than \$250 and not more than \$500 for every instance that an offence occurs or each day that it continues (*Short-Term Rental Regulation Bylaw No. 18-036; Sec. 8*).

Licences are effective from January 16 to January 15 of the following year, are non-transferable and the licence fee(s) paid are non-refundable. Short-Term Rental Business Licences must be re-applied for at the start of each calendar year and must include up-to-date supporting documentation.

### Please see website for:

[Short-Term Rental Regulation Bylaw No.18-036](#)

[Schedule D – Home Occupations; Zoning Regulation Bylaw No. 80-159](#)

**Privacy Notification:** This information is being collected for the purpose of determining the Operator’s eligibility for a Short-Term Rental Business Licence in the City of Victoria pursuant to its Bylaw(s). In providing this information, you have consented to its use for the above-described purpose and declare that all the information provided herein is correct. This information may be shared with applicable City of Victoria departments and related agencies for the purpose of required inspections and approval of this licence application. The legislated authority to collect your personal information is Section 26 (c) of the *Freedom of Information and Protection of Privacy Act* and Section 3 (2) of the *Short-Term Rental Regulation Bylaw*. If you wish to obtain further information regarding the collection of your personal information, please contact the Information Access and Privacy Analyst Archives and Records Management, 1 Centennial Square, Victoria, BC V8W 1P6 250.361.0347 or email [foi@victoria.ca](mailto:foi@victoria.ca).

### \*Declaration:

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the *Short-Term Rental Regulation Bylaw No. 18-036* and all other applicable City Bylaws. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. **I understand I cannot commence business until such time as a Short-Term Rental Business Licence has been approved, paid in full, and issued.**

Applicants’s name(s) (printed): MAIKEL MUNOZ ROJA

Applicant’s signature(s): 1. \_\_\_\_\_ Date signed: 03/04/2024, 2024

(if applicable) 2. \_\_\_\_\_ Date signed: \_\_\_\_\_, 20\_\_\_\_

Date Stamp (office use only)



## Your transfer was accepted!



Reference #

New account balance

**Chequing - JOIN CHECKING**

\*\*\*\*\*

To

**PROLINE MANAGEMENT**

Amount

**\$150.00**

Date

**Feb 24, 2024**

Message

**Moving Fee, Astoria 809, Maikel & Yuris**

[Send another transfer](#)

[Return to Account Summary](#)



1 CENTENNIAL SQUARE, VICTORIA, BC V8W 1P6 | [victoria.ca](http://victoria.ca)

Bylaw Services

1 Centennial Square, Victoria, BC V8W 1P6  
[bylawservices@victoria.ca](mailto:bylawservices@victoria.ca) | 250.361.0215

June 6, 2024

LEIVA ZUNIGA, YURISLEIDYS  
MUNOZ ROJA, MAIKEL  
809-751 FAIRFIELD RD  
VICTORIA BC V8W 4A4

**Re: 809-751 Fairfield Rd**

The City has completed a review of your 2024 short-term rental licence application for the property located at 809-751 Fairfield Rd.

After reviewing your application in full, including your current advertisement and results of the inspection on May 16, 2024, your 2024 application has been denied.

The *Short-Term Rental Regulation Bylaw* states:

*(4) The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector,*

*(a) the applicant has failed to comply with section 3; or*

*(b) the short-term rental operation would contravene a City bylaw or another enactment.*

The application has failed to establish 809-751 Fairfield Rd as your principal residence, to the satisfaction of the Licence Inspector. The *Short-Term Rental Regulation Bylaw* states:

*(2) A person applying for the issuance of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:*

*(e) provide, in the form satisfactory to the Licence Inspector,*

*(i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence.*

For more information on the Short-Term Rental Regulation Bylaw and Schedule D and home based business licences, please visit: [SHORT-TERM RENTAL REGULATION BYLAW](#) and [Schedule D.pdf \(victoria.ca\)](#).

You may require a business licence to operate a long-term rental. For more information, please visit: [Business Licences | Victoria](#).

Additionally, the B.C Short-Term Rental Accommodations Act comes into affect May 1, 2024. For more information, please visit: [New rules for short-term rentals - Province of British Columbia \(gov.bc.ca\)](#)

Finally, if you would like to further pursue operating a short-term rental at 809-751 Fairfield Rd, you may appeal the decision to deny your short-term rental licence to City Council by submitting a written request to appeal within 30 days of the date of this letter.

The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4019681

Maikel Munoz Roja  
809-751 Fairfield Rd  
Victoria BC V8W4A4  
Pick up by: Maikel Munoz Roja

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 707377).

I certify this to be an accurate reproduction of title number **HB6259** at 21:40 this 12th day of June, 2024.

  
REGISTRAR OF LAND TITLES



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<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	HB6259 CB524777
<b>Application Received</b>	2024-05-11
<b>Application Entered</b>	2024-05-15
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	YURISLEIDYS LEIVA ZUNIGA, SOFTWARE ENGINEER MAIKEL MUNOZ ROJA, SOFTWARE ENGINEER 809-751 FAIRFIELD RD VICTORIA, BC V8W 4A4 AS JOINT TENANTS
<b>Taxation Authority</b>	Victoria, The Corporation of the City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4019681

**Description of Land**

Parcel Identifier: 026-606-984

Legal Description:

STRATA LOT 73 CHRIST CHURCH TRUST ESTATE AND OF LOT 1627 VICTORIA CITY STRATA PLAN VIS5966 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EH123060

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EP99483

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EV98243

HERETO IS ANNEXED EASEMENT EW35209 OVER PART OF LOT A, PLAN VIP71706 SHOWN ON PLAN VIP76697

HERETO IS ANNEXED EASEMENT EW35211 OVER PART OF LOT B, PLAN VIP74596 SHOWN ON PLAN VIP76697

HERETO IS ANNEXED EASEMENT FA110528 OVER THOSE PARTS OF LOT B, PLAN VIP74596, SHOWN ON PLANS VIP81704 AND VIP81705

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: ET65597  
Registration Date and Time: 2002-06-12 14:00  
Registered Owner: THE CORPORATION OF THE CITY OF VICTORIA  
Remarks: INTER ALIA  
S. 219, LAND TITLE ACT  
AS TO PART FORMERLY LOT 1, PLAN 30424  
EXCEPT PART IN PLAN VIP71706

Nature: RESTRICTIVE COVENANT  
Registration Number: ET130870  
Registration Date and Time: 2002-11-27 14:34  
Remarks: INTER ALIA  
APPURTENANT TO LOT A, VIP71706  
AS TO PART FORMERLY LOT 1, PLAN 30424  
EXCEPT PART IN PLAN VIP71706

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4019681

Nature: STATUTORY RIGHT OF WAY  
Registration Number: ET139261  
Registration Date and Time: 2002-12-11 13:17  
Registered Owner: THE CORPORATION OF THE CITY OF VICTORIA  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: ET139262  
Registration Date and Time: 2002-12-11 13:18  
Registered Owner: THE CORPORATION OF THE CITY OF VICTORIA  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: EX57064  
Registration Date and Time: 2005-05-19 13:10  
Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.  
INCORPORATION NO. 236532  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: EX63976  
Registration Date and Time: 2005-05-31 12:58  
Registered Owner: SHAW CABLESYSTEMS LIMITED  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CB524778  
Registration Date and Time: 2023-03-20 09:01  
Registered Owner: THE BANK OF NOVA SCOTIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB524779  
Registration Date and Time: 2023-03-20 09:01  
Registered Owner: THE BANK OF NOVA SCOTIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

# 2024 PROPERTY TAX NOTICE

DUE DATE: Tuesday, July 2, 2024



4

Penalties are not discretionary. Unpaid 2024 property taxes (including unclaimed Home Owner Grant) are subject to penalties. See reverse of Property Tax Notice for penalty information.

LEIVA ZUNIGA, YURISLEIDYS  
 MUNOZ ROJA, MAIKEL  
 809-751 FAIRFIELD RD  
 VICTORIA BC V8W 4A4

LEGAL DESCRIPTION			
LOT 73, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
1 - Residential	768,000	768,000	768,000

JURISDICTION	234		
FOLIO / ROLL	01-028-082	ACCESS CODE	109675
PROPERTY ADDRESS	809 751 FAIRFIELD RD		
PID	026-606-984	RATES	

A - NOT ELIGIBLE FOR GRANT	B - BASIC GRANT UNDER AGE 65	C - SENIOR/ADD'L AGE 65+ & OTHER
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**SCHOOL TAXES COLLECTED ON BEHALF OF PROVINCE OF BC**

SCHOOL - RESIDENTIAL TAX	1.06900	820.99	820.99	820.99
ADDITIONAL SCHOOL TAX		0.00	0.00	0.00
Less: Home Owner Grant		0.00	-570.00	-820.99
<b>NET BASIC SCHOOL TAXES</b>		<b>820.99</b>	<b>250.99</b>	<b>0.00</b>

**LEVIES COLLECTED ON BEHALF OF OTHER AGENCIES**

BC ASSESSMENT	0.03470	26.65	26.65	26.65
CAPITAL REGIONAL DISTRICT	0.20760	159.44	159.44	159.44
CAPITAL REGIONAL HOSPITAL DISTRICT	0.12500	96.00	96.00	96.00
MUNICIPAL FINANCE AUTHORITY	0.00020	0.15	0.15	0.15
REGIONAL TRANSIT	0.24820	190.62	190.62	190.62
<b>TOTAL OTHER LEVIES</b>		<b>472.86</b>	<b>472.86</b>	<b>472.86</b>

**TAXES AND OTHER CHARGES LEVIED BY MUNICIPALITY**

DEBT	0.08390	64.44	64.44	64.44
GENERAL	1.92040	1,474.87	1,474.87	1,474.87
POLICE	1.05260	808.40	808.40	808.40
SEWER FRONTAGE	2.65000	0.64	0.64	0.64
Less: Residual Home Owner Grant		0.00	0.00	-24.01
<b>NET MUNICIPAL TAXES AND OTHER CHARGES</b>		<b>2,348.35</b>	<b>2,348.35</b>	<b>2,324.34</b>
<b>TOTAL CURRENT TAXES</b>		<b>3,642.20</b>	<b>3,072.20</b>	<b>2,797.20</b>
<b>TOTAL TAXES DUE</b>		<b>3,642.20</b>	<b>3,072.20</b>	<b>2,797.20</b>

INTEREST TO THE DUE DATE IS INCLUDED IN THE AMOUNT SHOWN FOR ARREARS AND DELINQUENT TAXES.

A - NO GRANT	B - UNDER AGE 65	C - AGE 65+ & OTHER
\$3,642.20	\$3,072.20	\$2,797.20

Customer Copy

**AMOUNT DUE JULY 2, 2024**

DETACH AND REMIT STUB

**PROVINCIAL HOME OWNER GRANT** - Home Owner Grant applications must be submitted directly to the Province. **Municipalities are no longer accepting applications.** Program eligibility is unchanged.

- To avoid penalties on the Home Owner Grant amount, apply before the property tax due date of **July 2, 2024**.
- To apply, you will need the jurisdiction number and the folio/roll number shown on the front of your property tax notice.
- Apply online at [gov.bc.ca/homeownergrant](http://gov.bc.ca/homeownergrant) or over the phone at 1.888.355.2700.

2024 CITY OF VICTORIA PROPERTY TAX NOTICE  
 www.victoria.ca See Reverse for Payment Options  
 DUE DATE: TUESDAY JULY 2, 2024

A	B	C
No Grant	Grant: 570.00	Grant: 845.00
\$3,642.20	\$3,072.20	\$2,797.20
Amount Paid		

JURISDICTION 234  
 FOLIO / ROLL 01-028-082  
 OWNERS LEIVA ZUNIGA, YURISLEIDY  
 MUNOZ ROJA, MAIKEL  
 809-751 FAIRFIELD RD  
 CIVIC 809 751 FAIRFIELD RD

