

## **CUMFI AFFORDABLE HOUSING Tenancy Agreement Addendum**

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The following constitute the Major rules of the Tenancy Agreement. Any violation of these rules, **the landlord can ask the tenant to move out immediately**, as per section 27(1) of *The Residential Tenancies Act*.

- 1. There will be zero tolerance for child abuse and/or neglect.**
  - The health and safety of children is to be the first consideration. As constituted under the Child Welfare Act, everyone is obligated to report to the proper authorities any concerns regarding the safety and well-being of children.
  - Anyone who is aware of any child abuse/neglect occurring are to report immediately to the resident manager.
  - Authority Contact numbers will be provided and the incident must be reported. The resident manager will also make a report.
  - Children are not to be left unattended in the suite or building common areas.
  
- 2. There will be zero tolerance for substance or solvent abuse.**
  - CUMFI Affordable Housing is designated drug & alcohol free
  - The first indication of any substance or solvent abuse, while residing at CUMFI Affordable Housing Units, will result in immediate eviction.
  - Anyone who is aware of any substance or solvent abuse is to report immediately to the resident manager. All reports will be considered confidential.
  - All tenants and staff are responsible for reporting any bio-hazardous materials, such as syringes, found in the building and on the property. Proper procedure and contact numbers will be posted. Do not touch these materials but report to Fire & Protection Services and the resident manager immediately.
  
- 3. There will be zero tolerance for any type of violence.**
  - This includes domestic disturbances, child abuse, gang related activity, or any physical threat to tenants, staff, the public, buildings or property.
  - The first instance of violent activity will result in immediate eviction and/or criminal charges.
  
- 4. There will be zero tolerance for gang activity.**
  - Any affiliation with a gang is strictly prohibited. This includes displaying gang colors, either as a form of dress or public displays (windows, walls, doorways, etc).
  - To ensure public and property security, police services will be contacted immediately, if there are 5 or more people congregating in or around building property.
  - The first instance of gang activity will result in immediate eviction and/or criminal activity.
  
- 5. There will be zero tolerance for criminal activity.**
  - Any criminal activity not already covered, will also result in immediate eviction.
  - Distribution of drugs, paraphernalia, stolen property, and prostitution will not be tolerated.
  - Possession of and threat to use weapons strictly prohibited.

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- 6. There will be zero tolerance for loud and disruptive parties. Quiet time is from 11pm to 7am daily.**
- Resident manager will give a one-time written warning, giving one hour to stop all party activity.
  - After one hour, if the disturbance continues and immediate notice to vacate will be given.
  - Any other incidents will result in immediate eviction.
- 7. Building and property damage.**
- Suite inspections will be done on a regular basis.
  - Any damages to building and/or property will result in immediate eviction and/or criminal charges if the tenant does not complete repairs within 7 days.

**Should incidents occur resulting in police involvement, I agree to allow the investigating police service to release information to the Landlord. This is in accordance with applicable privacy legislation to the extent that such legislation is applicable.**

\_\_\_\_\_  
**(initial)**

By signing below, I acknowledge that the above Rules and Regulations have been reviewed with co-applicant and me. By reading these rules and signing the tenancy agreement, I/we agree this to be the first written warning.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Co-applicant

\_\_\_\_\_  
Staff