

Breakage/Damage/Inactions Policy

Purpose of the policy

- To provide members with the rules for Breakage or Damage or Inactions
- To provide members an understanding of Finable offenses

Policy

1. Members shall be liable for all breakage/damage caused by themselves, or other residents or guests to the unit, buildings, common property, gardens, and trees of the Co-op.
2. Members will be responsible for the actions of their children or guests. Any damage wilful or otherwise, that said actions might cause on the common property will be the responsibility of the member.
3. Members, guests, or children are not allowed to loiter or play in the parkades of the apartments or entrances of parkades.
4. Members, guests, or children are not allowed to run or play in the hallways or stairwells of the apartments.
5. Negligence by members in reporting damage to the units that results in further damage and higher expense to the Co-op to repair. Can result in fines and or termination of membership.
6. The Member/Associate Member/Residents and Guests, must also follow and abide by all Municipal, Provincial, or Federal laws. Specifically, but not exclusive to any of those not laid out in this policy regarding Breakage, Damage, or Inactions.

Procedure

1. With the prior approval of the Board of Directors, the member may do the repairs themselves; unless the repairs needed are electrical or plumbing, therefore the Co-op must complete it.
2. The Member must do the repairs to the Co-op specifications/standards.
3. If the Co-op has to do the repairs, the member will be charged and the cost will be due at the time of the repair or added to their housing charge.

2 – over and under housing

4. Refer to the Member Vs Co-op Responsibility Policy.
5. Refer to Section 6 – Rule 6.01; Page 16 of the Occupancy Agreement.