

HARBOURSIDE COHOUSING RENTAL POLICY

Dec 2021

Our Rental Policy

As specified during development in Rental Disclosure Statement Form J, there is no bylaw of the strata corporation that restricts rental of our strata lots. The only ways strata lots could be restricted would be by a bylaw change to restrict the number, percentage or length of time units may be rented.

Aims of our Rental Policy

- To identify the guidelines for owners wishing to rent their units and balancing the rights of owners and tenants while safeguarding and enhancing the health and well-being of the community as a whole.
- To facilitate the orientation and integration of new tenants into the community, allowing maximum participation in Harbourside.
- To provide information for owners and renters.

Important Legal Items:

- A landlord needs to have a written tenancy agreement with their tenant (Residential Tenancy Act (RTA) section 13). The RTA also requires a unit inspection report at the beginning of a tenancy (section 23) and at the end of the tenancy (section 35). Harbourside Cohousing values residents' privacy. The Residential Tenancy act encourages owners to use an application form that contains obtaining permission for a credit check. The results are confidential between the landlord and the tenant
- Tenants may participate in all meetings, with the exception of voting at a Strata Annual General Meeting (AGM) or Special General Meeting (SGM), unless tenants have a proxy from another voter (Strata Property Act (SPA) section 54(b), or a landlord has assigned their right to vote to the tenant (SPA sections 147 or 148[1]).
- Under the Strata Property Act landlords need to fill out a Form K ensuring tenants are informed about the bylaws and rules in effect and provide the Strata corporation with a copy of the signed Form K within 2 weeks of the commencement of the rental and provide Harbourside with the name and contact information - Harbourside bylaw 4(2).

Considerations Recommended by Harbourside:

- Harbourside suggests using a lease that is renewable.
- Tenants are encouraged to obtain content insurance while renting at Harbourside.

Recommendations For Owners

1. Let the community know that you intend to rent your unit - starting when and for how long?
2. Harbourside has a mailing list of people who want to be notified when a unit becomes available to rent. Owners are encouraged to choose tenants from that list.
3. Be familiar with and comply with the B.C. Residential Tenancy Act.
4. Complete a rental application (including a tenant's permission to do a credit check and provide references - see note below*).
5. Through the web team, provide renters with access to the wiki and direct them to the [Living Together at Harbourside](#) page and [Welcome to Harbourside Guide](#).
6. Do whatever you can to make your choice of tenants a right fit for Harbourside.
7. Be sure a new tenant has a "Buddy" and do whatever you can to help your tenants understand the nature of cohousing and support the efforts to ensure that tenants can be active and vital participants in the Harbourside community.
8. Introduce your tenant(s) to the community at the earliest opportunity.

Recommendations For Tenants

Tenants are encouraged to follow the suggestions below to integrate into the Harbourside community.

The intention is to familiarize people with the goals, values and unique operational features of the cohousing way of living together. Because there are laws and regulations governing the Strata Property operations and the renting of units, these recommendations are entirely voluntary and only meant to facilitate the inclusion and integration of tenants into the community.

1. Read the book "The Senior Cohousing Handbook: (2nd Edition) by Charles Durrett published by New Society Publishers, Gabriola Island, B.C. Canada 2009. It's in the HS Library.
2. Attend a cohousing workshop if available. Ask Margaret.
3. Meet with the Sales-Rental Team where questions and concerns can be addressed in a small group.
4. Read the [Welcome to Harbourside Guide](#) that includes the principles, operating & decision-making procedures and guidelines.
5. Consult often with your "buddy" to get oriented and have your questions answered,
6. Attend team and community events at Harbourside.
7. Become familiar with Harbourside's private website, aka "wiki." It contains a wealth of historical and current information. If you can't find something, ask your buddy or a member of the web team.
8. Participate in a team or committee. All residents are welcome to attend team meetings. To do so, send an email to the team contact
9. Enjoy all the common amenities at Harbourside! Not sure what they are? Ask your buddy.