

TECHNICAL & SERVICE STANDARDS

UNIT MODIFICATION POLICY



BACKYARD AREA OF YOUR HOME

Date Issued: November, 2022

IMPORTANT REMINDERS

Enclosed backyards rented with a home are considered part of the leased premises. The OCH Standards for backyard areas of homes based on your Lease Agreement, the *Residential Tenancies Act, 2006* and City of Ottawa Bylaws including Property Standards Bylaws.

You are responsible for any damage to people or property caused by the modification, its installation or removal.

This document explains the basic conditions that must be met and maintained for your backyard area of your home.

Your backyard is part of your leased premises, you are responsible for:



Using and enjoying it without disturbing your neighbours or your landlord

- Maintaining the yard in so that it is clean and free of objects or conditions that could create an accident or health hazard, including:
 - Keeping the yard clean, tidy, and clear of any appliances, garbage, debris, clutter, broken furniture, excrement, and motorized vehicles
 - Mowing the grass, weeding and maintaining any gardens
- Removing of any modification or installation done in your backyard at the end of your tenancy

YOU MUST OBTAIN PRIOR WRITTEN PERMISSION FROM OCHC FOR THE FOLLOWING:

- Modification to backyard decks and fences*
- Sheds and storage units*
- Pools*
- Satellite dishes*
- Installing clotheslines
- Trampolines*

* These items also require third party liability insurance, may require a City permit, must comply with City bylaws and OCH standards.

YOU MAY HAVE THE FOLLOWING:



- A barbeque including propane cylinders if they are stored safely
- Outdoor furniture
- Gardens if the roots don't interfere with the foundation of your home
- Temporary gazebo structures

* These items must be properly secured and not attached to, or damaging the property.

YOU MAY NOT DO OR HAVE THE FOLLOWING IN YOUR BACKYARD:



- Smoke if you have signed a lease after January 1, 2014
- Smoke if it disturbs your neighbours, your landlord, or if it is a safety concern
- Have livestock including chickens and any other animal prohibited by the City of Ottawa

Please refer to your lease signing package or speak with your Property Manager for more information.

Department: Tenant Experience



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