

TECHNICAL & SERVICE STANDARDS

UNIT MODIFICATION POLICY



BALCONIES

Date Issued: November, 2022

IMPORTANT REMINDERS

Balconies rented with a home are considered part of the leased premises. The OCHC Standards for Balcony of homes are 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 balconies.

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



- Using and enjoying it without disturbing your neighbours or your landlord
- Maintaining the balcony so that it is clean and free of objects or conditions that could create an accident or health hazard, including:
 - Keeping the balcony clean, tidy, and clear of any debris, garbage, clutter, excrement, sofas, wood, tires, and any other combustible objects
 - Keeping the height of any personal belongings below the height of the balcony railings
 - Removing any modification or installation done on your balcony when you move out of your home

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

- Pigeon netting*
 - Satellite dishes/Antennas*
- *These items may also require third party liability insurance, must comply with City bylaws and OCHC standards.

YOU MAY HAVE THE FOLLOWING:



- Patio furniture
 - Personal belongings
 - Electric barbeque
- *All items on your balcony must be lower than the height of the railing

YOU MAY NOT DO THE FOLLOWING ON YOUR BALCONY:



- 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
- Allow your pet to urinate or defecate on the balcony
- Have livestock including chickens and any other animal prohibited by the City of Ottawa
- Store gas powered bicycles, mopeds, or scooters
- Have fuel burning barbeques of any kind (gas, charcoal, wood) including propane gas cylinders
- Install any kind of carpeting or floor covering
- Use your balcony railing as a clothesline or hang anything from your balcony
- Throw anything off your balcony
- Wrap your balcony railing with a tarp or any other non-suitable material

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

Department: Tenant Experience