

TECHNICAL & SERVICE STANDARDS

UNIT MODIFICATION POLICY



GENERAL PROPERTY AREAS

Date Issued: November, 2022

IMPORTANT REMINDERS

Some OCH homes include more than just the interior rental space. They may include front and/or back yards, walkways, lanes, driveways/carports, porches, balconies, and lockers. All these general property areas are part of the leased premises.

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 the general property areas.

GENERAL PROPERTY AREAS ARE PART OF YOUR LEASED PREMISES, YOU ARE RESPONSIBLE FOR:



- Using and enjoying them without disturbing your neighbours or your landlord
- Maintaining general property areas so that they are clean and free of objects or conditions that could create an accident or health hazard, including:
 - Keeping general property areas clean, tidy, and clear of any debris, garbage, clutter, excrement, sofas, wood, tires, and any other combustible objects
 - Storing garbage properly in sealed garbage containers
 - Removing the snow and salting the walkways, driveways/carports, and steps of your home
- Removing any modification or installation done on to them when you move out of your home

YOU MUST OBTAIN PRIOR WRITTEN PERMISSION FROM OCH TO:

- Modify general property areas including installing temporary vehicle enclosures
 - Modifications may require:
 - third party liability insurance,
 - a City permit
- must comply with City bylaws and OCH standards.**

YOU MAY HAVE THE FOLLOWING:



- You may have the following:
- A garden in your front yard that does not interfere with maintenance or access by OCHC or other tenants
- *OCH is not responsible for compensating you for any costs associated with altering or damaging the garden for maintenance or access.**

YOU MAY NOT DO OR HAVE THE FOLLOWING:



- Store personal belongings in your carport including a barbeque
- Conduct repairs, or have an unroadworthy/inoperable vehicle in your driveway or carport
- Modify or expand your driveway or carport
- Park your vehicle on the front lawn
- Install a fence, or a privacy screen in your front yard
- Paint your front door a different colour or install your own screen door

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

Department: Tenant Experience