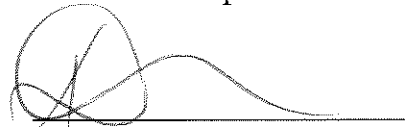


Hospital Workers' Housing Co-Operative Inc.

By-Law No. 12

Visitor and Guest By-Law

This By-Law was passed by the Board of Directors of the Corporative at a meeting held on the 25th, day of September 2024.

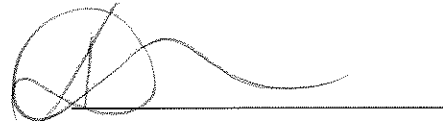


Authorized Signing Officer



Authorized Signing Officer

This By-Law was confirmed by at least two thirds of the votes cast at a general membership meeting of the Co-operative at a meeting called for that purpose on the 29th day of October, 2024.



Authorized Signing Officer



Authorized Signing Officer

Purpose

The purpose of this by-law is to make sure that all members understand their responsibilities related to visitors and guests, and for Hospital Workers' to meet the following objectives:

- ⊗ explain when a person is considered a visitor or a guest;
- ⊗ explain when a market rent household is required to inform Hospital Workers' of changes to their household composition as required by this by-law and further supported by the Addition to Household Composition Directive;
- ⊗ explain when a rent-geared-to-income household is required to inform Hospital Workers' of changes to their household composition as required by this by-law and further supported by the Addition to Household Composition Directive;
- ⊗ establish the maximum length of time members can have guests;
- ⊗ establish exceptions to the maximum permitted time for guests;
- ⊗ balance the member's right to use their home and Hospital Workers' requirement to assess household eligibility for housing;
- ⊗ make sure that subsidies are based on the true household income, including anyone who moves into the unit;
- ⊗ help to make sure that subsidies are available to households that qualify; and
- ⊗ ensure that residential units are not improperly transferred or sublet.

Scope

This by-law applies to all Hospital Workers' households.

Live-in caregivers are not covered by the scope of this by-law. If a member of a household requires a live-in caregiver, the member must make the request in writing to have the live-in caregiver stay in their unit through their management office.

Members: Persons who have signed a lease and have all member rights and responsibilities related to the occupancy.

Hospital Workers' Housing Co-Op staff: This includes, but is not limited to, the Senior Property Manager, Property Manager, Administrative and/or Maintenance staff, as well as management agents acting on behalf of Hospital Workers' Housing.

Unauthorized occupants: Any person who is not a member, occupant, visitor, guests or live-in caregiver as defined by this by-law. An unauthorized occupant has no lawful authority to be at Hospital Workers' Housing Co-operative Inc. and has no rights to the rental unit in question.

Visitors: Persons who visit a member and do not require temporary accommodation with the member (visitors do not sleep in the member's unit). Visitors are not part of the member's household. Visitors maintain a home address outside the member's unit.

Limitations to stays longer than 30 days

In all cases other than the special cases outline above, Hospital Workers' Housing will decline to allow the person to stay with the member.

Hospital Workers' Housing staff may determine a situation is not a special case and a guest is not allowed to stay longer than 30 days for the following reasons including, but not limited to:

- ⊗ the member does not provide appropriate documentation as outlined in the Visitor and Guest By-Law to explain why the guest needs to stay longer than 30 days;
- ⊗ the guest does not intend to leave at the end of the agreed-to term;
- ⊗ staff or members have complained about the guest's behavior, and Hospital Workers' Housing is satisfied the complaints are well founded; and
- ⊗ the guest(s)' stay would result in non-compliance with Occupancy Standards under the Toronto Municipal Code Property Standard².

Any person located in a residential unit who is not a member, occupant, visitor, guest, or live-in caregiver as defined by this by-law is an unauthorized occupant and has no lawful right to be on the premises.

Unreported stay

If a person remains longer than 30 days in breach of this By-law, Hospital Workers' Housing may pursue any legal rights available to it including, but not limited to:

- ⊗ possible termination of subsidy if it is a rent-geared-to-income household due to failure to notify the landlord of changes in household composition as required by the *Housing Services Act, 2011*;
- ⊗ enforcement of any rights available to Hospital Workers' Housing under the *Trespass to Property Act* against the unauthorized occupant; and
- ⊗ any action against the occupancy available to Hospital Workers' Housing.

If a rent-geared-to-income household loses their subsidy, they will have to pay the market rent for the unit and will no longer qualify for a rent-geared-to-income subsidy. The member has the right to request a review of decisions

Hospital Workers' Housing Co-Operative Inc.

By-Law No. 12

Visitor and Guest By-Law

This By-Law was passed by the Board of Directors of the Corporative at a meeting held on the 25th, day of September 2024.

Authorized Signing Officer

Authorized Signing Officer

This By-Law was confirmed by at least two thirds of the votes cast at a general membership meeting of the Co-operative at a meeting called for that purpose on the 29th day of October, 2024.

Authorized Signing Officer

Authorized Signing Officer