

# **Champion's Center Inc.**

## **Rules For All Tenants**

1. No Smoking in the building. Designated areas are located outside for your smoking pleasure. First offense will be a written warning; second offence may result in eviction.
2. A "no noise" tolerance rule will be in affect at all times but especially between the hours of 10:00 pm and 8:00 am.
3. Tenants are required to make extended absences of more than a day known to management.
4. No friends or family in any case may sleep over in a tenant's room. In the event that they are visiting from a long distance, a visitor is welcome to stay in one of the "Transitional/Shelter" rooms if provided by a local centre, granted they are not being used. A modest fee of \$30 dollars per day will be charged. However, because of the nature and use of the "Transitional/Shelter" rooms, 2 days would be the maximum stay.
5. Illegal drugs or alcohol are not allowed on or near the premises. Intoxication will not be tolerated. If found in this condition or caught with drugs or alcohol, tenant/s will receive a verbal warning and depending on the nature of the severity, a written warning as well. After second a offence the tenant will receive a written warning. After a third offence the tenant will be evicted. No exceptions!  
If a tenant is using these off the premises and this causes problems for both that person and the Centre, management reserves the right to address the tenant and take appropriate measures such as:  
Management will ask you to leave the building and find another place to sleep for the night. You will be asked for your keys to the building and your room; failure to comply will result in removal by police.  
Second offence may result in termination of tenancy.
6. Profanity and vulgarity will not be tolerated. Remember, this is not only your home but also a place shared with others.
7. Each tenant is responsible for their possessions. The Champion's Centre will not be responsible for property of the tenants. It is recommended that each tenant purchase insurance for their contents.
8. Included in the damage deposit is a key deposit. If you lose your keys you will be charged for them. Please guard your keys.!
9. Your room must be kept clean and tidy to avoid infestations. If informed by housekeeping that your room needs cleaning, you will be given 24 hours to clean your room. If housekeeping is required to clean your room, management reserves the right to charge a fee for that service.
10. Tenants are expected to clean up after themselves in all of the shared areas. I.e. breakfast nook, shower and bathrooms, laundry room, etc.

11. A minimum of one month's notice must be given if a tenant plans on moving. Furthermore, the room must be cleaned thoroughly upon vacating. In the event of no or late notification, a prorated amount will be deducted from the security deposit for the remaining days of the following month that the room is vacant. Any unused portion of the security deposit after cleaning and repairs, should they be required, will be refunded within 45 days from date of move.

12. Tenants required to take medications for their health and well-being must faithfully administer their meds as per doctor's orders. Any tenant failing to take their meds resulting in hospitalization and/or adverse affects will be given a warning. Second offence may result in termination of tenancy. Medication Assistance is available upon request.

13. Every new tenant is on a three month probation period. Within that period, if management feels that the tenant is not complying with these rules or is not compatible with others living in a local centre or compatible in these shared accommodations, management reserves the right to ask the tenant to find another place to live. A minimum of 14 days notice will be given in cases where the tenant has not violated rule # 5. In that case or where the tenant is a danger to others or himself or is endangering the quality of life at the Centre, the tenant will be given 48 hours notice whereupon he must vacate the premises.

The management cannot stress enough that this is a shared living environment. Therefore, participation and active cooperation with the rules is expected and mandatory. Uncooperative behaviour will result in reconsideration of your privilege of living at the Champion's Centre.

#### ALL RULES ARE SUBJECT TO CHANGE!

I have read and understood the rules and agree to abide by them. I also understand that failure to comply with the above may result in a losing the privilege of living at the Champion's Centre.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

#### Our Goals

To provide you, the tenant, with basic supports, assistance with accessing services, developing marketable skills, helping overcome any functional barriers, promote positive lifestyle choices, encourage independence and offer compassionate care. Cooperation with staff and volunteers will facilitate these goals.