

CARDIFF HOUSING CO-OPERATIVE INC.

BY-LAW NO. 26

**A BY-LAW TO AMEND BY-LAW NO. 15,
THE OCCUPANCY BY-LAW**

BE IT ENACTED as By-law No. 26 of CARDIFF HOUSING CO-OPERATIVE INC., that Article 5.02 (Use and Behaviour - Nuisance) of the Occupancy By-law, By-law No. 15 of the Co-op, be deleted and replaced by this By-law 26.

**ARTICLE 5
USE AND BEHAVIOUR**

5.02 BEHAVIOUR

The Co-op is a community which includes all the residents and employees. It also is part of the larger neighbourhood community.

(a) Nuisance

Members must not make or allow any noise, nuisance or any other act that unreasonably disturbs or interferes with any other member of these communities.

(b) Illegal Acts

Within their unit, or on Co-op property, members must not commit any illegal act or break any agreement with any government authority. This includes breaking any municipal, provincial or federal law, or any by-law or regulation of any other authority such as the fire department.

(c) Violence

Residents and employees must not commit violence against another person in the Co-op. This violence can be real or threatened. The violence can be physical, psychological and/or sexual and includes child abuse. Co-op staff is authorized to call police and other authorities in cases of suspected abuse, harassment or violence. Staff must report cases of children in need of protection to the Children's Aid Society as required by the Child and Family Services Act.

Under Article 10, the Board can evict anyone who has committed violence (including domestic violence). A complaint from the victim is not necessary. The Board does not have to wait until any court charges are heard.

If someone has been evicted because of violence (including domestic violence) and returns without the consent of the victim, the Co-op may treat that person as a trespasser. The Co-op may remove that person from the property.

(d) **Domestic Violence**

i) Members who are victims of domestic violence can:

- . ask the Board to evict any person who commits domestic violence;
- . request the emergency subsidy stated in the Housing Charge Assistance By-law; and
- . get information from the Co-op on support groups in the community.

ii) The Board does not have to get proof that domestic violence occurred if:

- . a restraining order or peace bond is in effect;
- . terms of bail allow no contact; ;or
- . the offending member has been found guilty of assault.

iii) When a member is ready to let a previously violent spouse, partner or co-occupant return, the member can ask the Board in writing to reinstate that person's membership. Article 7 applies if the member wants that person to stay as a casual guest.

e) **Responsibility of Members**

Members will be responsible for the acts, omissions and behaviour of their household, guests or sub-occupants and all persons invited or permitted into the Unit, common elements or other property of the Co-op by the member, their household, guests or sub-occupants. Members will be liable if any such person

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does any act or omits to do any act which, if done or omitted by a member, would be considered a default under the by-laws of the Co-op. The member will be required to pay any damages and will be subject to termination of occupancy rights as if the act or omission had been done or omitted by the member personally.

PASSED by the Board of Directors and sealed with the corporate seal of the Co-operative this 2nd day of June, 1993.

Susan Dretnick
Secretary

c/s

Jean Lynon
President

CONFIRMED by at least two-thirds majority of votes cast at a general meeting of members this 16th day of June 1993.

Susan Dretnick
Secretary

c/s

Jean Lynon
President