

PATHWAYS ABILITIES SOCIETY

POLICY: EVICTION

Applies to: Management and Tenants

Original Approval Date: October 18, 2021

Date Board Approved: October 18, 2021

Replaces Policy Dated: Not Applicable

Board Member's Signature

PREAMBLE

The intent of the policy is to ensure that the rights and responsibilities of both landlord and tenant are met when a tenant is evicted.

POLICY

All evictions will follow the procedures prescribed by the Residential Tenancy Act Sections 46-47, 49.1 and 52 and use the Notice to End a Residential Tenancy form issued by the Residential Tenancy Branch.

Evictions for reasons other than non-payment of rent including violations of the Tenancy Agreement require one month's notice however the society may apply for an early eviction order under certain conditions outlined in Residential Tenancy Act Section 56.

All evictions except those for non-payment of rent must be approved by the manager and executive director or designate.

Before issuing an eviction notice, the society may at its sole option issue up to three increasingly severe warning letters for repeated violations of the tenancy agreement.

Where a tenant poses a threat or danger to the safety of other tenants, management will apply for an Early Termination under Section 56 of the Residential Tenancy Act and upon the order of an Arbitrator, make an emergency eviction with less than one month's notice.