

PATHWAYS ABILITIES SOCIETY

PROCEDURE: EVICTION

Applies to: Management and Tenants

Original Effective Date: January 16, 2023

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Replaces Procedure Dated: Not Applicable

1. The Building Manager or designate:

- Follows procedures prescribed by the Residential Tenancy Act and uses the Notice to End Tenancy form issued by the Residential Tenancy Branch when evictions occur.
- Assesses the situation, in consultation with the executive director, and may choose at their discretion to give up to three increasingly severe warning letters for repeated tenancy agreement violations.

2. The executive director or designate approves or denies all evictions other than those for non-payment of rent.

3. Tenants who have violated the Tenancy Agreement or are being evicted for reasons other than non-payment of rent are given a Notice to End Tenancy form and have one month to vacate the apartment unless Section 56 of the Residential Tenancy Act applies.

4. Where the Building Manager or designate deems a tenant poses a threat to the danger or safety of other tenants, they apply for an Early Termination under Section 56 of the Residential Tenancy Act and upon order of an Arbitrator, make an emergency eviction with less than one month notice.