

## PATHWAYS ABILITIES SOCIETY

### **POLICY: GUESTS AND VISITORS**

**Applies to:** Management and Tenants

Original Approval Date: October 18, 2021

Date Board Approved: October 18, 2021

Replaces Policy Dated: Not Applicable

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Board Member's Signature

### **POLICY**

No permission is required for guests to stay with tenants on a short-term basis.

Any person who stays in a unit for more than 30 days in any 90-day period may be considered a tenant and may be included in calculating the household's size and income. Exceptions may be made for a relative assisting with an illness or pregnancy.

The society may end a tenancy if the society is able to establish that the tenant has an unreasonable number of occupants in its rental unit. However as the landlord we will not unreasonably restrict guests or charge a fee for guests as outlined in section 30 Residential Tenancy Act and section 5 and section 9 of the Schedule of the Residential Tenancy Regulation. The society also considers the Human Rights Code of British Columbia when considering restrictions on guests.

Tenants are responsible for any damage or disturbance caused by their guests. The society can apply for an order to end tenancy if the tenant or their guests have done any one of the following:

- Significantly interfered with or unreasonably disturbed another tenant or the landlord.
- Seriously endangered the safety, rights or interests of the landlord or another tenant.
- Engaged in illegal activity that has caused or could cause damage to the property, disturbed or threatened the security, safety or physical well-being of another tenant, or endangered a lawful right or interest of another tenant or the landlord.
- Caused damage to the property or put the landlord's property at considerable risk.