

PATHWAYS ABILITIES SOCIETY

POLICY: UNIT INSPECTIONS

Applies to: Management and Tenants

Original Approval Date: February 14, 2022

Date Board Approved: February 14, 2022

Replaces Policy Dated: Not Applicable

Board Member's Signature

POLICY

In accordance with Sections 23 and 35 of the Residential Tenancy Act, and Part 3 of the Residential Tenancy Regulation, the society and a tenant inspect the condition of the unit at both the beginning and the end of a tenancy. Both the management staff and the tenant sign the move-in condition inspection report and the society provides a copy to the tenant within seven days of the inspection

When a tenant gives notice, management conducts two inspections with the tenant present, one at least two weeks before the move-out date to note any needed repairs or maintenance and one at the move-out to assess any unrepaired damage beyond reasonable wear and tear for which the tenant is responsible.

Management brings a copy of the condition inspection report from the move-in inspection and completes a move-out condition inspection report which is signed by the tenant and the management staff on behalf of the society. The society provides the tenant with a copy of the move-out condition inspection report within 15 days of the final inspection.

A tenant is not responsible for any reasonable wear and tear. Any unrepaired damage and cleaning assessed against the tenant, the tenant will either:

- Sign the form and agree that any unrepaired damage and unfinished cleaning can be deducted from their security deposit or,
- Indicate their intention to dispute any part of the deductions before an arbitrator at the Residential Tenancy Branch.

Preventive maintenance inspections will be done on all units at regularly scheduled intervals. Forms requesting tenants' consent to enter units for the purpose of inspections on a proposed date and approximate time will be distributed in the month before the planned inspection.

Tenants who fail to return the consent form will be given 72 hours written notice of our intent to enter the unit to conduct an inspection as per the Residential Tenancy Act, Section 29.

In addition to regular unit inspections the society may also conduct special inspections, after giving the required notice:

- To schedule the replacement of capital items.
- To assess the need for repairs.
- For any other reasonable purpose.