

If Your Unit is a Rental - General Info

Woodland Court is comprised of 40 condo units of which currently approximately 20 of them are rental units. This is a large amount.

With this comes a degree of complications.

It is difficult for the board of directors as it is considerably more contacts we must deal with when dealing with projects, issues and complaints.

This is one reason why; if your unit is a rental unit, that your tenants and vehicles must be registered with the board. Another reason is, it is the law.

Refer to Bylaw #55

It is also a requirement that we have the current contact information for the owners.

At any time the tenant or owner information changes, it is your responsibility to advise the board of the changes and in the case of new tenants, new registration forms are required.

As per Bylaw 55 b. The tenants must agree to comply with the Bylaws. There is a subset of the Bylaws applicable to tenants to which they must receive a copy and acknowledge by signing the Registration Form-R. All tenants occupying a unit must sign the form. The same form contains the details for the vehicles.

Provided on this site are the necessary forms for your tenants.

Owner - Tenant Registration Form - R

Pet Registration Form - P

Woodland Court Bylaws - Subset for Tenants

Failure to comply with the requirements and the Bylaws can result in consequences.

Refer to Bylaw #91

SANCTIONS FOR VIOLATION OF BYLAWS

Your Cooperation is Appreciated.

BYLAWS

55 TENANTS

- a. An Owner shall not rent, lease or grant possession of his Unit to any tenant until the requirements of the Act are complied with, including:
 - i. until the Owner provides the Corporation with the name of the tenant and amount of the tenant's rent for the Unit; and
 - ii. until the Owner complies with the security deposit requirements of the Corporation and provides the Corporation with an address for service for the Owner for any notice that may be served pursuant to the Act or the Bylaws.
- b. In addition to the requirements of the Act, an Owner must provide written notice to the Corporation of a written undertaking of the tenant to be bound by the Bylaws of the Corporation and to not cause damage to the real or personal property of the Corporation or the Common Property.
- c. A tenant shall not move into or occupy a Unit unless the Bylaws of this section have been complied with. Nothing in these Bylaws shall in any way relieve, waive or alter the responsibility of each Owner for the performance of all Bylaws by all persons using or occupying the Owner's Unit.

54 OCCUPANTS OF UNITS

- a. Each Residential Unit shall be occupied only as a one-family residence by the Owner of the Unit, his family and guests, or a tenant of the Owner, his family and guests. For the purposes of these Bylaws:
 - i. "Family" means:
 - ☐ one (1) or more persons related by blood or marriage, or common-law marriage;
 - ☐ a group of not more than three (3) persons who need not be related by blood or marriage, living together as a single housekeeping unit; and
 - ☐ live-in caregivers, caregivers for persons with high medical needs, who reside in the Unit.
 - ii. "roommate" is a person to whom a room is regularly supplied for consideration.
- b. The number of persons, adult and children, occupying a Unit shall not exceed the numbers permitted by any municipal or provincial law or regulatory authorities.
- c. Further to Bylaw 53(c), short-term rentals for a commercial purpose, such as AirBnB are not permitted.