

5. USE AND BEHAVIOUR

- (c) Under Article 9, the board can evict anyone who has committed domestic violence. A complaint from the victim is not necessary. The board does not have to wait until any court charges are heard.
- (d) When a member wants to let a previously violent spouse, partner or co-occupant return, the member can ask the board in writing to reinstate that person's membership. Article 7 applies if the member wants that person to stay as a casual guest. The board has the right to refuse such a request.
- (e) If someone has been evicted because of domestic violence, and returns without the consent of the victim, the co-op may treat that person as a trespasser. It may remove that person from the property.

5.9 Maintenance and Repair

(a) The Responsibility of the Co-op

The co-op must keep all units, co-op property, and all services and facilities of the co-op in a good state of repair and fit for habitation. It must make sure that it meets all the legal standards of health, safety, maintenance and occupancy.

(b) Appliances

The co-op must provide each unit with a stove and refrigerator in normal working order. Members must keep the appliances reasonably clean.

Members shall not use any washing machine or drying machine in their unit, since these appliances damage the co-op's property. If the co-op becomes aware that a washing machine or drying machine has been used in a unit, the co-op shall give the member 10 days notice to remove the washing machine and drying machine or both.

If within 10 days after receiving notice the member has not removed the machine or machines as required by the co-op, the co-op shall complete the removal, and shall dispose of the machine or machines as it sees fit. The cost of such disposal shall form part of the members' housing charge.

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(h) Responsibility for Repair

The member is responsible for the repair of damage to the property of the Co-op caused by the member's wilful or negligent conduct. The member is responsible for any damage caused by their guests or visitors. Ensuring that no one uses a washing machine or a drying machine in a unit is only one of the responsibilities that members must carry out. In addition, the member must repair any items reasonably requested by the Co-op, subject to Section 5.9(i) below.

(I) Neglect of Responsibilities

Subject to section 3.3 of Appendix E (Decorating and Home Improvement), if members do not carry out any responsibilities connected with maintenance or repair in a reasonable time, the co-op may after ten (10) days notice to the member, carry them out. In such cases, the member in question must pay the Coop for its out-of-pocket expense and for the reasonable value of any employee time involved. Where the nature of the maintenance or repair requires the Co-op to do so, the Co-op may make reasonable arrangements to have the work done without affording the member an opportunity to carry it out him or herself.

(J) Moving Out of the Unit

When members move out of their unit, they must leave it clean and in good order.

5.10 Acts of Others

Members are responsible for any act or failure to act of their household or guests. This includes any person they, or their household or guests invite or allow onto co-op property. Members may be evicted as a result of any such act or failure to act. Members will have to pay for any damages.