



LASQUETI LAST RESORT SOCIETY
#1 China Cloud Bay Road
Lasqueti Island, BC V0R 2J0
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LASQUETI LAST RESORT SOCIETY (LLRS) ELDER HOUSING Occupancy Agreement

Occupant:

First Name

Last Name

Phone

Email

Emergency Contact:

First Name

Last Name

Phone

Email

Address of Premises to be occupied:

Elder Duplex Unit A, #1 China Cloud Bay Road Lasqueti Island, B.C. V0R 2J0

About Lasqueti Last Resort Society: The Society, founded in 2002, provides care to elders and others in need within an environment that honours individual choices. Its programs offer safe, quality support; foster dignity, friendship, and humour together with opportunities for integration into community life.

This occupancy agreement relating to these Premises is for one year, beginning on _____ and ending on _____, at which time it will be reviewed and renewed if all of the requisites are met and agreed upon. The annual review will include an independent living capability assessment by the LLRS nurse or a physician.

The occupant shall pay a **monthly occupancy fee of \$750.00** to the LLRS on the first day of each month. If occupancy begins during a month, the occupancy fee for that month will be prorated from the date of occupancy.

If at any point the occupant or LLRS wishes to terminate this agreement, a minimum of **30 days notice** must be supplied in writing.

Supplied by the Lasqueti Last Resort Society (LLRS)

- **Appliances:** the Premises is equipped with a propane stove, microwave, refrigerator/freezer, a propane powered hot water heater, and a clothes washing machine. These appliances shall be maintained by LLRS, and any Occupant should report malfunctions to LLRS Housing Liaison. Occupants will be notified of contact information for Housing Liaison, who shall be a designated member of the LLRS Board of Directors. As of this printing, Housing Liaison is **Marilyn Darwin (250-333-8852)**.
- **Electricity** is supplied; however, consumption is limited to 5 kWh per day. The LLRS reserves the right to charge the occupant for consumption over that amount, and also to limit the supply of electricity to 5 kWh per day. High-voltage appliances such as electric space-heaters, hair-dryers, or clothes dryers are not permitted.
- **Centralized heating** is supplied via hot-water radiators to an indoor temperature of 18C. During the main heating season (approximately November through April, depending on outdoor temperatures) all costs associated with heating are borne by LLRS. When the wood-fired boiler is out of service (approximately May through October), heat will be available via a propane system. The cost of propane shall be paid by the occupant.
- **Water and septic** are provided and maintained by LLRS. Domestic water is UV filtered, but is not guaranteed by LLRS to be potable, as our water system remains on a **Boil Water Advisory**. Occupants may enjoy normal domestic water use as needed, however extraordinary use such as filling of large tanks, reckless waste of water, or providing quantities of water to non-occupants is not permitted, to avoid strain on the water system.
- **A propane tank** is supplied with the Premises and is full at the time of occupancy. The occupant is responsible for refilling the tank and for leaving the tank full when vacating the premises.
- **Landscaping and groundskeeping** are provided by LLRS maintenance and volunteers. Occupants may, at their own expense, grow vegetables or ornamental plants in containers on the patio area immediately abutting their unit, provided safe access is not impeded. All other landscaping is the scope and responsibility of the LLRS.

Terms and Conditions for Occupancy

- 1) This unit has a maximum occupancy of TWO persons.
- 2) No person(s) other than the signatory(ies) of this document shall reside at the Premises. Subletting or assigning the Premises is not permitted.
- 3) Occupant(s) must reside on Lasqueti Island for a minimum of eight months annually, receive their mail here, and have been residing here for a minimum of two years at time of application.
- 4) The Premises are intended for independent living residential use only. Occupants must be able to maintain their personal health and well-being in the self-contained living unit, and must be able to fulfill occupancy obligations including paying fees, caring for the Premises, and maintaining civil and appropriate relations with neighbours. Occupants who require support to safely live independently must be able to demonstrate that the required supports are available and have been engaged within the community (for example, home care workers).

The LLRS is not able to provide assisted care and reserves the right to ask the occupant to vacate the premises if they are no longer able to care for themselves independently, in the assessment of a healthcare provider.

- 5) Occupants may only keep **pets subject to prior approval** by the LLRS Board of Directors. Please see attached Pet Policy for details.
- 6) Respecting all occupants' right to peace and quiet is required. Quiet time is from 9 pm to 9 am.
- 7) Occupants may not offer accommodations to guests that could put unreasonable strain on the limited water, septic or other resources, or could disturb other occupants. Overnight guest visits are limited to a total of **30 days per calendar year**. If the occupant needs to exceed this maximum, a request in writing must be made to the LLRS Board of Directors for approval.
- 8) Tents, caravans, motor homes, or temporary shelters of any kind are not allowed on LLRS property.
- 9) Parking is permitted on LLRS property in a designated space only. Occupants and their guests may only park vehicles that are registered and insured. No oversized vehicles are allowed on LLRS property, including recreational vehicles, boats, motor homes, or trailers.
- 10) The Premises are to be kept in their original state. Additions or modifications are not allowed. For example, no pet doors.
- 11) The LLRS Board of Directors must be notified (via the Housing Liaison) of any maintenance or repairs that are required in the Premises. Any damage caused by neglect or carelessness by the occupant or a guest will be repaired by the LLRS at the occupants' expense.

Do not attempt any plumbing, heating, or electrical repairs. Any tampering with electrical or plumbing will compromise our insurance, and is not permitted.

12) Smoke/Carbon Monoxide alarms must be kept in working order. Batteries will be changed once a year. If the alarm indicates batteries are dead, the occupant must call LLRS Housing Liaison within 24 hours for a replacement battery.

13) The fire extinguisher and smoke/carbon monoxide alarm cannot be moved.

14) Flushing medications, paints or chemicals of any sort into our fragile septic system is not permitted. Likewise, do not flush J-cloths, Kleenex, wipes, or any other similar item down the toilet or sink. These items must be disposed of with landfill-bound garbage.

15) Appliances must not be used for purposes other than those for which they are intended. For example: heating the Premises with the oven is not permitted, nor drying of articles on the propane stove or baseboard heaters or any other ancillary heating appliance.

16) No storage of flammable or toxic material is allowed anywhere on LLRS property. For example: no jerry cans of gasoline or diesel; no kerosene or other solvents; no wood finishing liquids such as linseed oil. This is to reduce fire risk.

17) Occupant(s) must keep clutter to a minimum inside and outside the Premises so that safety is not compromised, and the welcoming, orderly appearance of the Premises is maintained. Occupants' items are not to be stored on the exterior terraces or adjacent to the Premises. The interior must be maintained in sanitary conditions for health and safety as well as protection of the Premises.

18) Garbage must be sorted into current recycling categories. Occupants are responsible for disposing of recycling and garbage on a regular basis. Occupants are responsible for acquiring and maintaining an animal-proof metal trash can for landfill-bound garbage, which must be kept free of organic material. A composter will be provided for the shared use of occupants. Occupants must read and follow instructions for using this composter, which will be maintained and emptied by maintenance staff.

19) No fires are permitted on LLRS property. No open flames or burning material is allowed inside the buildings, including candles, incense, kerosene lamps, etc. Space heaters of any kind are not allowed. Barbecues in good working order are allowed on the patios, with certified propane tanks only.

20) Insurance: Occupants are strongly encouraged to carry fire and theft insurance on their contents, as the LLRS is not liable for any losses. Any loss of, or damage to, an occupant's possessions, regardless of cause, will not be covered by LLRS policies, and is the sole responsibility of the occupant.

21) During the last month of your occupancy, the LLRS shall be permitted to enter the Premises for the purpose of showing it to prospective occupants with **24 hours verbal notice**.

22) This agreement shall be reviewed on an annual basis. During the renewal period, a home visit may be conducted by the LLRS nurse to verify the continued ability of the occupant to maintain independent

living, and assess for any safety concerns. A minimum of 48 hours notice will be given before this visit. If concerns become apparent during the year covered by this agreement, a home visit may be arranged at the discretion of LLRS, with 48 hours notice.

23) Indemnification: The LLRS shall not be liable for any death or injury arising from or out of any occurrence in, upon, at, or relating to the Premises or damage to property of the Occupant or of others located on the Premises, nor shall it be responsible for any loss of or damage to any property of the Occupant or others from any cause, other than if such death or injury or any such damage to property is caused by or to the extent contributed to by the negligence of the LLRS, its servants, contractors, employees or agents and others for whom the LLRS is, in law, responsible.

24) The LLRS has the sole discretion to add, modify or amend the Occupancy Agreement terms and conditions. **A minimum of 30 days notice will be given for any changes.**

Signatures

I/We hereby agree to abide by the terms and conditions stated above:

_____ Occupant Name (Print)

_____ Occupant Signature _____ Date

_____ Additional Occupant Name (if applicable)

_____ Additional Occupant Signature _____ Date

Agreement accepted on behalf of the Lasqueti Last Resort Society by:

_____ LLRS Representative Name (Print) _____ Title

_____ LLRS Representative Signature _____ Date