



LASQUETI LAST RESORT SOCIETY ELDER HOUSING

Occupancy Agreement for the Alan Greene Cottage at the Judith Fisher Centre

Occupant Information

Last Name

First Name

Phone

Email

Emergency Contact

Last Name

First Name

Phone

Email

Address of Premises to be occupied

Alan Greene Cottage
#1 China Cloud Bay Road
Lasqueti Island, B.C. V0R 2J0

| This occupancy agreement relating to the 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 \$650.00 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.

Supplied by the Lasqueti Last Resort Society (LLRS)

| The Premises is supplied with basic furnishings including: bed, couch and chairs, table and chairs, armoire and other incidental pieces. It is equipped with a gas stove, microwave, refrigerator/freezer, a propane powered demand hot water heater and a clothes washing machine.

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.



Hot water heat is supplied to a temperature of 18C. If additional heat is required the occupant may need to operate the demand heater that is supplied with the Premises, and the cost of propane therefore shall be paid by the occupant.

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 leaving the tank full when vacating the premises.

A small garden area is supplied immediately around the Premises; all other landscaping is the scope and responsibility of the LLRS.

Terms and Conditions for Occupancy

1) This unit is intended to be occupied by ONE OR TWO person(s). Dependents are welcome, as long as maximum occupancy is not exceeded, and with the prior approval of the LLRS Board.

2) No person(s) other than the signatory(ies) of this document shall reside at the Premises. Sub-letting or assigning the Premises is not permitted.

3) Occupant(s) must reside on Lasqueti Island for a minimum of six months plus a day 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 appropriate relations with neighbours. Occupants who require supports to live independently safely must be able to demonstrate that the required supports are available in the community.

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.

5) Occupants may keep pets subject to the prior approval by the LLRS Board of Directors.

6) Respecting the rights of all occupants' peace and quiet is promoted. Quiet time is from 10 pm to 8 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 prior 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 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.

11) The LLRS Board of Directors must be notified 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 cannot be tolerated.

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 management 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.

15) Appliances must not be used for purposes other than they are intended e.g. 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.

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.

18) Garbage must be sorted into current recycling categories. The LLRS will supply marked containers for each category. The garbage and recyclables are collected every one to two weeks. If occupants wish to use this service, **the occupant must ensure that all recyclables are clean.** Occupants should arrange pick-up for large items that are to go to the Recycling Centre.

19) No fires are permitted on LLRS property.

20) Insurance: Occupants are advised to carry fire and theft insurance on their contents as the LLRS is not liable for any losses. Occupants are required to carry liability insurance in the amount of \$2,000,000 and provide the LLRS with proof of insurance prior to taking possession.

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

22) The LLRS has the sole discretion to add, modify or amend the Occupancy Agreement terms and conditions.



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