

SHARE Housing Crime Free Policy

The SHARE Housing Crime Free Housing Policy is designed to help SHARE HOUSING and our Residents work with police and other agencies to keep illegal and nuisance activity off our property and out of our homes. The result is a safer, more habitable and more comfortable environment in which to live and work.

Therefore:

In consideration of the execution or renewal of a Residential Tenancy Agreement for SHARE housing, as identified in the Residential Tenancy Agreement, Landlord and Tenant agree as follows:

The tenant (s), any occupant of the tenant (s) household, and any persons affiliated with the tenant or invited onto the residential property or residential premises by the tenant (s) or any occupant or member of the tenant's household shall not engage in criminal activity on the premises or property including, but not limited to:

- (a) any drug-related criminal activity;
- (b) solicitation (sex trade workers and related nuisance activity);
- (c) street gang activity;
- (d) assault or threatened assault;
- (e) unlawful use of a firearm;

any criminal activity that threatens the health, safety or welfare of the landlord, other tenants or persons on the residential property or the residential premises.

VIOLATION OF THE ABOVE PROVISIONS, WHICH FORM A REASONABLE, AGREED UPON, AND MATERIAL TERM OF THE RESIDENTIAL TENANCY AGREEMENT, SHALL BE GOOD CAUSE FOR A NOTICE TO END A TENANCY.

A single violation of any provision of this addendum shall be deemed a serious violation and material non-compliance with the Residential Tenancy Agreement. It is understood and agreed that a single violation shall be good cause for a notice to end a Residential Tenancy Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be predominant of the evidence.

Should incidents involving tenant(s), occupant(s) or guest(s) requiring police involvement occur on the property, the Landlord may apply through the Freedom of Information and Protection of Privacy Act (municipal police agencies) or the Privacy Act of Canada (RCMP) for further details for purposes of determining if the property or other residents' safety and security are at risk.

In case of conflict between the provisions of this agreement and any other provisions of the Residential Tenancy Agreement, shall govern.