

**TEMAGAMI FIRST NATION  
SENIORS & DISABLED  
INDEPENDENT LIVING COMPLEX  
POLICY**



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# SENIORS & DISABLED INDEPENDENT LIVING COMPLEX POLICY

## MISSION STATEMENT

To provide housing options for seniors and Disabled persons that is safe, affordable and energy efficient housing in a manner that is unbiased, transparent and fair.

The Landlord administers its rental housing program pursuant to the Temagami First Nation Housing Policy (the “**Housing Policy**”), which applies to and forms part of this agreement. By signing this agreement the Tenant acknowledges that he or she has read and understood the Housing Policy and agrees to be bound by both the terms of this agreement and the Housing Policy, as amended from time to time. In the event of any inconsistency between this agreement and the Housing Policy, this agreement shall prevail.

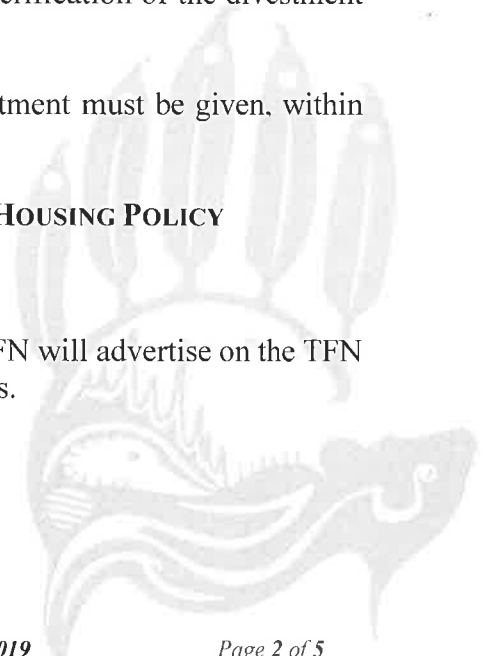
## ELIGIBILITY

- a. To qualify at least one person must be a Temagami First Nation member or blood line of the “Teme Augama Anishnabai;”
- b. Must be 55 years or older or must be Eighteen (18) years or older with physical disability;
- c. Must meet scoring in Schedule 3 of the TFN Housing Policy;
- d. Must be clear of any debt owing to the Temagami First Nation;
- e. Demonstrated need for housing;
- f. Willing to divest himself or herself of his or her of the household
- g. who has a legal or beneficial interest in a freehold or leasehold estate in residential property located in or outside First Nations and the Province of Ontario that is suitable for year-round occupancy interest in the property and gives written verification of the divestment to the Temagami First Nation;
- h. The divestment must occur and the verification of the divestment must be given, within 180 days of occupying the apartment.

## AMENDMENTS TO TEMAGAMI FIRST NATION POLICIES - SEE TFN HOUSING POLICY

## APPLICATION PROCESS:

- a. When Seniors/Disabled apartments becomes available, the TFN will advertise on the TFN website that the Housing Department is receiving applications.
- b. Those who wish to apply must complete an application.



- c. Applications are available on the Temagami First Nation website or at the Administration Office.
- d. Completed applications are to be returned to the Housing Coordinator.
- e. Coordinator will acknowledge receipt of application
- f. All information received will be kept confidential.

#### **SCORING PROCESS:**

- a. Applications will be scored and prioritized according to SCHEDULE 3: SCORING & PRIORIZATION
- b. SCHEDULE 4: INCOME & EXPENSES

#### **GUEST POLICY:**

**GOALS:** The Guest Policy applies to Temagami First Nation Seniors and Disabled Independent Living Complex.

Is designed to:

- a. Enable tenants to have live-in guests for up to **one month** out of a calendar year.
- b. Ensure all tenants, including those who join the household, maintain the same high standards as other tenants in the Complex.

#### **DEFINITIONS**

- a. Visitors:
  - a. Persons who visits the/a tenant, but whose principal address is outside the Complex.
  - b. Visitors may come to the unit as frequently as the tenant invites them.
  - c. Very frequent visitors may be asked to demonstrate they have a principal address outside the complex.
- b. Guests:
  - a. Any tenant may invite guests into their unit for up to **one month's** stay without gaining written permission from the TFN.
  - b. If the guest insists on staying, then the TFN may evict the entire household.
- a. Tenants: Persons who have signed a Rental Agreement, and enjoy all the rights and responsibilities of tenancy.
- b. Unnamed Occupant: Person who has not signed a rental agreement with the Temagami First Nation, and who has no legal right to occupy the rental unit.

c. Support Person:

- a) Person who provides support to the tenant and may be a live in support person.
- b) If the tenant no longer requires a support person, that person does not have any right to remain in the unit.

### **UNREPORTED STAYS**

The TFN may hear from a third party that an unnamed occupant **may** be staying in the unit.

In this case:

- a. The housing coordinator will phone the tenant to ask for clarification. A letter will be sent if a phone call does not receive a response.
- b. If it is established there is an unnamed occupant living in the unit the TFN will inform the tenant that the unnamed occupant must vacate the premises.

### **RENT**

The tenant shall pay the First Nation the sum of \$ **600.00** per month payable by direct payment from tenant's bank account to the Temagami First Nation bank account on the first day of each month and every month for the Term of Rental Agreement.

### **PAYMENT POLICY**

- a) Rent is due on the first (1<sup>st</sup>) day of each month;
- b) Via: electronic file transfer from tenants bank to Temagami First Nation bank account;
- c) Rent payments will be made directly from the local Ontario Works and/or ODSP office;
- d) The Primary Tenant will be notified in writing 60 days prior to any rent increase;
- e) Payment review is carried out monthly by the housing department;
- f) Default of payment policy will result in immediate notice of eviction.

### **RENTAL RATES**

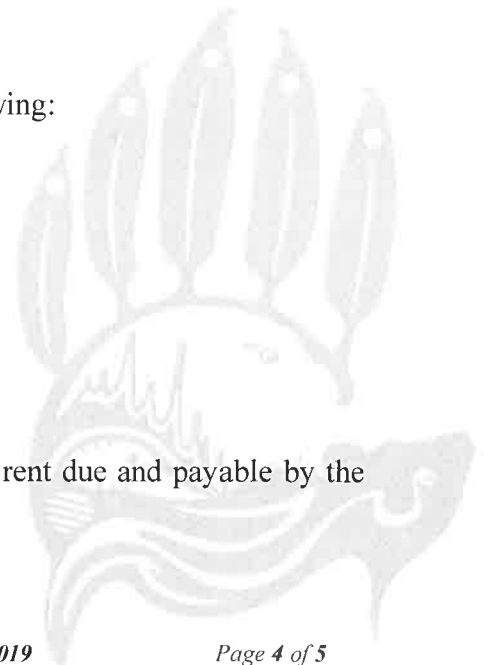
- a) Tenant will pay the amount of \$600.00 per month rent.

**SERVICES PROVIDED:** The monthly rent paid will include the following:

- a. Refrigerator
- b. Stove
- c. Water/Sewage
- d. Hydro
- e. Laundry

### **ADDITIONS TO RENT:**

In addition to the above payments, the First Nation will add to the rent due and payable by the Tenant:



- a. any unpaid invoices payable by the Tenant, under this Policy and Rental Agreement;

**FAILURE TO PAY RENT**

Tenant(s) who fail to pay rent and any outstanding unpaid invoices will result in immediate notice of eviction.

**DEBT RECOVERY**

- a. Debt will be sent to Collections.

**TERMINATION OF TENANCY BY THE TENANT– SEE TFN HOUSING POLICY**

**DAMAGES AS A RESULT OF FIRE– SEE TFN HOUSING POLICY**

**MAINTENANCE – SEE TFN HOUSING POLICY**

- a. TFN RESPONSIBILITIES
- b. TENANT RESPONSIBILITIES:

**HOUSE PETS:** Tenant is allowed one pet only.

- i. **CAT** spayed or neutered; 20 lbs. or less
- ii. **DOG:** spayed or neutered; 20 lbs. or less

**EVICTION – SEE TFN HOUSING POLICY**

**INSPECTIONS– SEE TFN HOUSING POLICY**

