

SCHEDULE A

COMMUNITY STANDARDS AND CODE OF CONDUCT

1. Purpose

The Community Standards and Code of Conduct (“**Standards**”) are part of your Tenancy Agreement with Gabriel Dumont Non-Profit Homes (Metro Toronto) Inc. (“**GDNP**”). These Standards promote a safe, respectful, and inclusive living environment and reflect GDNP’s commitment to Indigenous values of mutual respect, accountability, and community well-being.

Where verification of Indigenous identity is required for access to housing or transfer eligibility, GDNP follows the **TASSC Guiding Principles of Proof of First Nations, Inuit and Métis Identity**.

These Standards apply to all Tenants, Occupants, guests, and visitors. Violations may result in verbal or written warnings, loss of privileges, or tenancy enforcement proceedings under the Residential Tenancies Act, 2006 (“**RTA**”).

This Schedule must be read together with the GDNP Tenant Handbook and other GDNP policies referenced in your Tenancy Agreement.

2. General Conduct Expectations

Tenants and occupants are expected to contribute to a safe and respectful community.

This includes being considerate of others and following the terms of the tenancy agreement.

Tenants and occupants are expected to:

- a) Treat neighbours, GDNP staff, and contractors with respect and courtesy.
- b) Cooperate with GDNP staff during inspections, repairs, and maintenance.
- c) Follow the terms of the Tenancy Agreement and all applicable policies.
- d) Take responsibility for the actions of guests and visitors while on GDNP property.
- e) Participate in maintaining a safe and respectful living environment.

3. Quiet Enjoyment and Noise

Noise can be disruptive and negatively affect the well-being of neighbours. Tenants and occupants agree that the following practices are in place to ensure that all tenants have the right to quiet enjoyment of their home.

- a) Quiet hours are in effect from 11:00 p.m. to 7:00 a.m. every day.
- b) No unreasonable noise, loud music, shouting, or disruptive activity is permitted at any time.
- c) Sound from televisions, instruments, or gatherings must not disturb neighbouring units.
- d) Respect noise sensitivity of neighbours, especially during early mornings and evenings.
- e) Repeated complaints may result in enforcement action.

4. Cleanliness and Garbage Disposal

Maintaining clean units and proper garbage disposal is essential for hygiene and pest prevention and contributes to community pride. Tenants and occupants must:

- a) Keep their units clean, free of pests, and sanitary.
- b) Ensure that garbage is properly bagged and placed in designated bins.
- c) Ensure they do not leave waste on balconies, patios, hallways, stairwells, or common areas.
- d) Arrange for special pick-up of large items with GDNP when needed.
- e) Understand that improper disposal may result in charges to the Tenant.

5. Use of Balconies and Patios

Balconies and patios should be used safely and responsibly. Tenants and occupants are required to maintain safety and appearance, and ensure compliance with fire regulations. This includes the following:

- a) Barbecues, propane tanks, or any combustible materials are strictly prohibited.
- b) Do not hang laundry or place storage items on balconies or patios.
- c) Balconies and patios must remain tidy and unobstructed.
- d) Planter boxes must be safely secured and not overhang railings.
- e) Violations may be considered a fire or safety hazard.

6. Smoking, Alcohol, and Substance Use

GDNP promotes health and safety by restricting substance use in shared areas. These rules align with municipal by-laws and are designed to reduce risk and disturbance.

- a) Smoking (including cannabis and vaping) is not permitted in enclosed common areas or within 9 metres of building entrances.
- b) Alcohol is not permitted in any common area (e.g., hallways, lobbies, stairwells, laundry rooms, outdoor spaces).
- c) Use or possession of illegal substances may result in immediate tenancy action under the Trespass and Community Safety Policy.

7. Common Areas and Safety

Common areas must remain safe, accessible, and welcoming for all tenants. Tenants and occupants must refrain from unsafe behaviour and comply with fire codes and safety regulations including:

- a) Do not obstruct or store items in hallways, stairwells, or fire exits.
- b) Personal items should not be left unattended in shared spaces.
- c) Fire safety equipment (e.g., extinguishers, alarms, detectors) must not be tampered with.
- d) Report any damaged safety equipment to GDNP immediately.

- e) No open flames (e.g., candles, incense, fire pits) are allowed in common areas.
- f) Children under 12 must be supervised in all common areas.

8. Conduct of Guests and Visitors

Tenants are responsible for the actions and conduct of their guests. These rules help manage guest behaviour and preserve community standards and include:

- a) Tenants are responsible for the conduct of their guests at all times.
- b) Guests must follow all GDNP policies, including these Standards.
- c) Any visitor who disrupts safety or enjoyment for others may be asked to leave and/or be trespassed.
- d) For limitations on the length of guest stays, refer to Schedule B – Visitor Policy.

9. Prohibited Conduct

Certain behaviours are strictly prohibited due to their impact on community safety and wellbeing. Engaging in these behaviours may lead to eviction proceedings. The following actions are strictly prohibited:

- a) Acts of violence, harassment, or threats toward others.
- b) Criminal activity on GDNP property.
- c) Repeated disturbances or intimidation of other tenants.
- d) Discrimination or hate speech in any form.
- e) Damage to GDNP property, including vandalism or graffiti.
- f) Knowingly allowing trespassed individuals into the building (see Schedule C).

10. Fire Safety and Prevention

Fire safety is a shared responsibility. Tenants, Occupants, and guests must comply with all fire safety rules, procedures, and local regulations. The following measures are essential for the safety of individuals and the community:

- a) Do not tamper with or disable any fire safety equipment, including:
 - i. Smoke detectors;
 - ii. Carbon monoxide detectors;
 - iii. Sprinklers;
 - iv. Alarms; and/or
 - v. Extinguishers.
- b) Do not block fire exits, hallways, stairwells, or access to safety equipment.
- c) Do not store flammable materials (e.g., propane, gasoline) inside the unit, on balconies, or in common areas.
- d) Open flames, such as candles or incense, are not permitted unless approved for ceremonial use and practiced safely.
- e) Immediately report any fire hazard, alarm malfunction, or suspected equipment damage to GDNP.
- f) Participate in building fire drills and review the posted evacuation plans regularly.
- g) Comply with all municipal and provincial fire safety regulations.

Failure to follow fire safety rules may result in fines, lease enforcement, or referral to local fire authorities.

11. Enforcement and Consequences

Violations of this Schedule will be addressed by GDNP. Consequences depend on the severity and frequency of the infraction and may escalate with repeated issues. GDNP may take any of the following actions:

- a) Verbal warnings;
- b) Written warnings;
- c) Tenant meetings or support referrals;
- d) Charges for damages or cleaning; and/or
- e) Eviction applications under the RTA.

12. Policy Review and Updates

This policy may be updated from time to time. Any changes will be reflected in the GDNP Tenant Handbook and distributed to all Tenants.

13. Acknowledgement and Agreement

By signing the Tenancy Agreement, the Tenant(s) and all approved Occupants agree to comply with this Community Standards and Code of Conduct. This Schedule is a binding part of the Tenancy Agreement and forms a condition of tenancy.

Failure to comply with any of the standards set out in this Schedule may result in written warnings, the loss of privileges, enforcement under the Residential Tenancies Act, or termination of tenancy.