

## **SCHEDULE B**

### **VISITOR POLICY**

#### **1. Purpose**

This Visitor Policy outlines the rules and expectations related to guests and visitors at GDNP properties. Its purpose is to support safe, respectful, and cooperative community living while allowing tenants to maintain meaningful relationships and hospitality.

This Schedule is binding and forms part of the Tenancy Agreement. It must be read in conjunction with the **Community Standards and Code of Conduct (“Schedule A”)**, the **Trespass and Community Safety Policy (“Schedule C”)**, and the **GDNP Tenant Handbook**.

#### **2. Definitions**

For the purposes of this Policy:

- a) Guest or Visitor means any individual who is not listed as a Tenant or Occupant in the Tenancy Agreement but who is temporarily staying at or visiting the unit.
- b) Unauthorized Occupant means any individual who is residing in the unit on a regular or extended basis without prior approval from GDNP.
- c) Temporary Stay means an overnight or short-term stay, as further defined below.

#### **3. General Guidelines for Visitors**

Tenants are welcome to have guests, but are responsible for their conduct. Guests must comply with all GDNP rules and policies during their visit. This includes:

- a) Tenants are responsible for the behaviour, safety, and conduct of all guests and visitors.
- b) Visitors must not disturb other tenants, damage GDNP property, or violate any GDNP policies.
- c) All guests must comply with the Community Standards and Code of Conduct (**“Schedule A”**).
- d) Guests are only permitted in common areas during permitted hours and must be supervised if under age 12.
- e) GDNP reserves the right to remove or ban any guest who compromises safety or well-being.

#### **4. Length of Stay**

To ensure fairness and limit overuse of housing resources, GDNP has set limits on how long guests can stay:

- a) Guests may stay in a tenant's unit for up to **seven (7)** consecutive days or **ten (10)** days total in any calendar month.
- b) Stays that exceed these limits require written approval from GDNP prior to the guest's continued presence.
- c) Any guest staying beyond these limits without permission will be considered an unauthorized occupant.
- d) Unauthorized occupancy may result in:
  - i. Termination of rent-geared-to-income subsidy;
  - ii. A breach of the lease; and/or
  - iii. Eviction proceedings

#### **5. Requesting Approval for Extended Stays**

Tenants who wish to host a guest for longer than the permitted stay must submit a written request which includes:

- a) Name of guest;
- b) Relationship to the tenant;
- c) Reason for extended stay; and
- d) Proposed dates of stay.

GDNP will review the request in good faith and may approve, deny, or approve with conditions (e.g., no impact on occupancy standards, safety considerations).

Approval is not guaranteed and must be received in writing.

## 6. Restrictions on Visitors

Some individuals may be restricted from entering GDNP property due to prior behaviour, safety risks, or legal restrictions:

- a) Tenants may not allow entry to anyone who has been issued a Trespass Notice by GDNP under **Schedule C**.
- b) Tenants are responsible for ensuring guests do not engage in illegal activity, disruptive behaviour, or harassment.
- c) Visitors who engage in any of the following are subject to removal and potential legal action:
  - i. Criminal activity;
  - ii. Harassment, violence, or threats;
  - iii. Vandalism or property damage; and/or
  - iv. Violations of health, fire, or safety rules.
- d) Tenants who allow barred individuals onto GDNP property may face lease enforcement actions.

## 7. Overnight Visitors – Additional Considerations

- a) No guest may remain in the unit in the absence of the Tenant for more than 48 hours without written permission.
- b) GDNP reserves the right to investigate reports of guests who appear to be residing in a unit.
- c) If GDNP determines that a guest has effectively moved in, GDNP may:
  - i. Require the individual to be added to the lease (if eligible);
  - ii. Declare the tenancy out of compliance; and/or
  - iii. Proceed with enforcement under the RTA.

## **8. Special Circumstances**

GDNP recognizes that Indigenous tenants may wish to host extended family or support networks for ceremonies or community purposes. Tenants are encouraged to speak with GDNP staff in advance of such events to ensure respectful planning and accommodation.

- a) Tenants are encouraged to speak with GDNP staff in advance of special gatherings or spiritual events requiring short-term stays that may exceed standard limits.
- b) GDNP commits to reviewing such requests with flexibility and cultural sensitivity.

## **9. Enforcement and Consequences**

Violations of this policy may result in written warnings, lease enforcement, or tenancy termination. GDNP will assess each situation individually and provide written notice where applicable.

## **10. 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.

## **11. Acknowledgement and Agreement**

By signing the Tenancy Agreement, the Tenant(s) and all approved Occupants agree to comply with the Visitor Policy outlined in this Schedule. This Schedule is a binding part of the Tenancy Agreement and forms a condition of tenancy.

Failure to comply with this policy may result in enforcement action under the RTA, including possible eviction.