

Tenant Maintenance Responsibilities

Tenants are responsible, under the residential tenancy agreement, for minor repairs and upkeep in their homes.

Normal upkeep includes changing light bulbs and batteries in smoke detectors as well as keeping the yard and balcony clean. In the event that something is broken, please report it to prevent additional damage.

Inside Your Home:

- Change the batteries in the smoke detector with each time change, spring and fall.
- Avoid overloading plug-ins.
- If a breaker trips, reset the breaker by pulling it from the “off” position to the “on” position.
- Use a plunger to unplug a clogged toilet. If maintenance staff attend your unit for plugged toilets a charge will result.
- Only use toilet paper, avoid flushing all other types of paper and food waste.
- Remove lint from dryer lint screen in the after every use.

Outside Your Home:

- Ensure the deck, patio and yard are clear of debris or garbage. Deck, patios and yards are not for storage. Only outdoor patio furniture and toys are permitted.
- Do not place or hang items from railings or fences.
- Use garbage and recycling containers.

Garbage

- Place tied garbage bags inside the bin provided, do not leave garbage bags beside the bin or outside the unit door.
- Improperly disposed of garbage will result in a maintenance fee of \$25 per bag to cover the cost of maintenance clean up.

Trees and Shrubs

- If trees or shrubs need pruning, please contact the program manager.

Outdoor Space

To maintain everyone stays safe the following are not permitted on Westwinds Communities Properties:

- Clotheslines
- Fire pits and free standing fire places
- Structures not supplied by Westwinds Communities, such as gazebos, etc.
- In the winter, tenants are responsible for ensuring their portion of the sidewalk and parking stall is clear of snow and ice (exception: multi-family housing).

Common Spaces – Multi-Family Housing

- Westwinds Communities is responsible for maintaining the common spaces inside and outside of the building. Tenants should notify the Program Manager regarding issues in common areas.
- Common spaces are shared spaces, please treat them respectfully and responsibly.
- Store bikes in bike rack or storage shed not in common areas.
- Pools and trampolines are not permitted in shared common areas.