



## HFS Guest Policy 140 & 164 Spadina Road

Homes First Society recognizes that from time to time tenants may have guests. This policy explains the way Homes First Society will manage visitors and guests.

### DEFINITIONS:

#### Visitors and Guests:

For the purpose of this policy, the term “visitor” and “guest” is interchangeable.

Visitors and guests are persons who visit a tenant and do not require temporary accommodation with the tenant (visitors do not sleep in the tenant’s unit). Visitors are not part of the tenant’s household. Visitors maintain a home address outside Homes First.

#### Tenants:

Persons who have signed a Tenancy/Lease Agreement with Homes First Society and enjoy all the rights and responsibilities of tenancy.

### VISITORS:

#### **No visitors are allowed after 11pm.**

Tenants are allowed to have **two guests** visiting at the same time.

Tenants **must be** with their guest(s) at all times. No guest(s) can be or should be left alone in the house at any time.

Guest(s) are allowed as long as they do not interfere with or infringe on the reasonable enjoyment of the other tenants in the shared unit.

A tenant’s guest(s) cannot be in the common areas without the leased tenant at any time.

Guest(s) are not allowed to cook, unless you are present with your guest(s).

#### **At no time is anyone but the tenant allowed to have or use the tenant’s keys to access the building.**

A guest(s) of a tenant **must be appropriately dressed** while in the common areas of the house.

#### **As common areas of the house are shared, a tenant and/or their guest(s) cannot engage in sexual activities in common areas.**

A tenant is responsible for their guest(s) behaviour at all times.

A tenant is financially responsible for the repairs or replacement of any property that their guest(s) damage while on the property.

**Tenants need to inform their co-tenants about having an overnight guest.** This has to be done in advance when possible. Please write a note or talk to your roommates before bringing an overnight guest.

A tenant is permitted to have an overnight guest in compliance with the unit rules for that house. No more than 2 consecutive overnights within a 30 day period.

Because this house is shared units, the landlord reserves the right to request proof of outside residency for any visitor at any time.

The landlord has the right to bar a guest(s) until proof of residency is shown.

I, \_\_\_\_\_, a resident of Homes First Society, have read, understand, and agree to abide by the HFS Guest Policy.

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Signature

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Date

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- Created on June 6, 2015.
  - Updated and approved by HFS Management Team on June 5, 2019.
  - This Policy applies to all Homes First housing.