


HALTON COMMUNITY HOUSING CORPORATION		
Subject: Safe Communities Policy		Date of issue: October 6, 2015
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1.0 Purpose

The purpose of this policy is to outline the responsibilities of residents and guests of Halton Community Housing Corporation (HCHC) communities in contributing to a safe environment.

2.0 Policy

It is HCHC policy to strongly respond to illegal acts, acts that cause damage to HCHC property, acts that impair safety of any person and/or engage in behaviours that would substantially interfere with the reasonable enjoyment of the HCHC community.

Illegal acts include, but are not limited to:


- Drug-related criminal activity;
- Solicitation (sex trade workers and related activity);
- Gang activity;
- Assault or threatened assault (verbal and/or physical);
- Damage or destruction to property;
- Unlawful use or possession of a firearm;
- Hate behaviour that targets members of identified groups because of their perceived differences; and
- Any criminal activity that threatens the health, safety or welfare of other tenants, other persons on the residential property and HCHC staff.

Behaviours that could substantially interfere with the reasonable enjoyment of the HCHC community include, but are not limited to:

- Noise nuisance that is excessive and continuous;
- Environmental quality issues (garbage, litter, dog fouling, graffiti and derelict vehicles etc.); and
- Continuous aggressive behaviour and threatening language.

In the event that tenant(s) fail to comply with the provisions of this policy, HCHC may initiate legal action, up to and including eviction, in accordance with the *Residential Tenancies Act, 2006*. Any criminal, provincial offence and/or municipal by-law charges laid against the offender may be used to support the termination of tenancy process.

3.0 Procedure

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The procedure for reporting illegal acts to the Halton Regional Police Service (HRPS) and HCHC is as follows:

- If you witness an illegal act occurring on HCHC property, call HRPS at 911 or 905-825-4747 immediately. Please do not try to intervene.
- When it is safe to do so, call HCHC at 311 or 905-825-6000 to report the incident.
- If the incident occurs after normal business hours, (that is, after 4:30 p.m., Monday to Friday or all day Saturday and Sunday), please call the after hours number, 311. The Manager on-call will follow up with you as soon as possible.
- A Property Manager will follow up in a timely manner with appropriate action(s) based on a review of the information provided.
- If you feel victimized by others or wish to lodge a formal complaint, please fill out a HCHC Complaint Form and submit it to the HCHC office.

Other behaviours that are not illegal in nature but still interfere with a resident's reasonable enjoyment should be referred directly to HCHC at 311 or 905-825-6000 for further investigation.

4.0 Related Policies and Legislation

4.1 Residential Tenancies Act, 2006 S.O. 2006, Chapter 17

4.2 HCHC Internal Policy

HCHC-014 – Police Intervention

HCHC-037 – Grievance

HCHC-040 – Tenant Code of Conduct

4.3 Tenancy Agreement – Market Rent

Section (6) - Repair of Damage

Section (9) - Noise or Other Disturbances

Section (13) - Restrictions on Use of Leased Premises

Section (17) - Rules and Regulations

Schedule "B"

4.4 Tenancy Agreement – Rent Geared to Income

Section (4.01) – Tenant Obligations

Section (7.03) – Termination of Tenancy

Schedule "A"

Schedule "D" Subsection "g"

5.0 Transition

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The Tenant Code of Conduct Policy HCHC-040 continues to apply to any complaints or matters that were initiated prior to the date this policy is issued, or that relate to matters that occurred prior to the date this policy is issued.