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## BOARD-OWNED ACCOMMODATION

### - POLICY -

In order to aid in the recruitment of teachers in isolated areas, the Board will attempt to ensure that sufficient rental accommodation is available through the provision of board-owned housing.

Teachers renting board-owned accommodation are entitled to be treated in a fair and consistent manner with respect to matters related to their tenancies.

### - REGULATION -

#### 1. TENANCY BY TEACHERS

- 1.1 Board-owned rental accommodation may be made available to teachers assigned to schools in Alert Bay or Woss.
- 1.2 Teachers who rent board-owned accommodation will sign a lease commencing September 1, for a one year period, ending on August 31 of the following year. A staff member shall have the right to terminate the lease with thirty days' notice. Once a staff member has given such notice, no further right to rent board-owned accommodation will exist in that community.
- 1.3 A teacher who currently rents board-owned accommodation may apply for one-year lease extension by May 31 of each year. Applications will be reviewed by district staff, and notifications of the result of such reviews will be given to the employee by June 30.

#### 2. TENANCY BY OTHER EMPLOYEES OR MEMBERS OF THE PUBLIC

- 2.1 Board-owned rental accommodation that is not required for teachers may be rented to other employees or members of the public.

### 3. REGULATIONS GOVERNING TENANCIES

- 3.1 The rent due for the twelve-month lease period shall be paid by the teacher over a ten (10) month period. Upon the termination of a lease, any rental overpayment will be refunded. Teachers and other employees have the option of having rent deducted from paycheques, but a release form authorizing the deduction must be signed.
- 3.2 Board-owned accommodation shall be equipped with a refrigerator and stove. If available, a washer and dryer will also be provided.
- 3.3 Board-owned accommodation will be inspected when a tenant moves in, to determine any damage, and then again when a tenant moves out. An inspection sheet will be used and signed by both the tenant and the Board's agent.
- 3.4 Tenants are responsible for the general upkeep of grounds.
- 3.5 With prior approval, out-of-pocket expenses related to minor maintenance performed by a tenant will be reimbursed by the Board.
- 3.6 Subletting will not be permitted without prior board approval.
- 3.7 Interest will be paid on damage deposits held by the Board at the prevailing rate of interest required by the Residential Tenancy Act. The damage deposit shall be one-half of one month's rent.

### 4. RESOLUTION OF TENANT CONCERNS

In the event of concerns arising from the administration of board-owned accommodation, the following process shall be followed by teachers:

- 4.1 Discuss concerns with appropriate district office staff; and, if this does not resolve the concerns,
- 4.2 Discuss concerns with union representative who shall attempt to resolve the concerns; and, failing resolution,
- 4.3 Appeal in writing to the Board.