

PROGRAM AGREEMENT
Garibaldi Ridge
11749 Burnett Street
Maple Ridge BC

Garibaldi Ridge is intended for individuals with disabilities, mental health issues, substance use concerns, medical support needs, who are currently homeless or at risk of homelessness, who currently reside in the Maple Ridge/Pitt Meadows areas, or whose origins were these communities. The clients will be part of the **Garibaldi Ridge** community and all opportunities to involve the clients in the community and the community in events at the **Garibaldi Ridge** will be supported. The intent of housing at Garibaldi Ridge is to provide temporary housing until you are able to move to housing that is more independent.

THE AGREEMENT

- This Agreement is between you, the Program Participant/Resident, and Coast Mental Health Society in consultation with BC Housing as applicable.
- You will have housing and services provided by us while you are a participant with this program.
- The Residential Tenancy Act (or successor legislation) does not apply to this Agreement. If any provision in the Agreement is found by a court to be invalid or unenforceable, that provision will be severed from this Agreement and the remainder remains in full force and effect.
- Your photo will be taken for building and program staff to confirm your identity.
- Your right to privacy is important. We protect confidentiality in alignment with provincial requirements while balancing the need to share information with other care providers in order to provide you with the best health care possible. If you have concerns, please talk to staff.
- Your placement with this program begins on / /
DD MM YYYY
- Your placement with this program ends when Coast, in consultation with B.C. Housing, or you, decide to end the agreement.

The Garibaldi Ridge Program will provide a range of support services:

- Meal Program
- Group programs
- Medication Program
- Educational Programs
- Community Based Programs
- Life Skills programs

Program Agreement: Garibaldi Ridge

- Employment preparation & support

Staff will work together to help you develop a plan that is best for you. The Garibaldi Ridge team will bring in additional health care professionals to address specific concerns as necessary. If you need something that is not available, staff will try to direct you to services in the community.

Meals and Nutrition

- You will be provided with at minimum two meals a day.

Program Participant Safety

- Weapons are not permitted on your person's within the building at any time.
- No smoking in any common areas, hallways, lounge, and lobbies or within 6 meters of any entrance or air intake unit.
- Drug and alcohol use is not permitted in any common areas, hallways, lounge, lobbies or on the surrounding property.
- Tenants can utilize the Overdose Prevention Room on site, if needed.

Rent, Home Amenities and Support

Rent Contribution:

- Monthly rent is **\$375** due on the first of the month, payable to Coast Foundation Society
- Rent can be changed based on income earned and if any changes occur to your income you need to inform staff/management of the changes.
- You will need to complete and review Income Verification yearly or on an as needed basis.
- Methods of payment accepted include cash, cheque, or direct withdrawal (debit) from a financial or government institution. Direct deposit is the preferred method of payment.

Your suite will have:

- 2 hot plate burners, microwave and fridge.
- Mattress and Frame
- Full washroom with a shower.
- WiFi (in common area only), water, heat and hydro.
- Laundry room for you to wash your clothing (1st Floor).
- Air conditioner unit.
- Lounge chair
- Table and two sitting chairs
- Dresser

Common Areas (used by all tenants) will have:

- Computers
- Laundry room
- TV Lounge

BEING A GOOD TENANT

The team at Garibaldi Ridge will offer you housing and supports. Staff will ensure that the building is well maintained out of respect to everyone living in the building and work with you to maintain your suite, if needed. In order to do this, we ask that everyone living in Garibaldi Ridge will follow the same standards to help create a positive space for both yourselves and the other residents living in the building.

A. Contact with Staff

- Ideally you will have daily visual contact with staff, and minimum of a once a week in person check-in meeting.
- If no visual contact is made within a 48 –hour period, staff will check on you in your suite by knocking first and tell you who it is so you can respond and let staff know you are okay. If you do not respond, then staff will seek permission from Manager to enter your suite to ensure your safety. If staff does not find you they will begin to call emergency contacts and Emergency Services. Staff will then file a Missing Persons report with RCMP if there is no contact made with you.
- Agree that, in an emergency, staff may need to enter your suite without notice.
- Allow staff to inspect your suite once a month to review the condition of your suite (or more if necessary) with a minimum 24 hour notice to enter provided.

B. Maintain your Suite

- Do not make any permanent changes to your suite, including but not limited to:
 1. door
 2. walls
 3. counters
 4. shelving
 5. bed frame
- Anything considered offensive will be removed.
- Have a reasonable amount of personal belongings (standards based on IOCDF) so that your room does not become cluttered.
 1. The bathroom must be usable and uncluttered in case of a plumbing emergency.
 2. The door to your suite must open fully at all times.
 3. There must be a clear path to the windows, living area, doors and bathroom.
- Keep your possessions in your room and not on common property.
- All items left in common areas will be removed without notice.
- Let staff, outside workers, repair/maintenance workers and pest control services into your suite to fix problems.
- Report damage or repairs needed, including pest issues - the sooner the better. Staff will respond to reports as soon as possible.
- Take out your garbage regularly and discard appropriately.

- Do not tamper with safety equipment; including smoke detectors, fire alarms, sprinklers door locks, and window restrictors. Do not seal any vents or drains as this affects air circulation and drainage in the building.

C. Pest Control

- Upon admission, anything second hand must go through bed bug sauna and inspection before it goes to your suite.
- Let staff inspect things you are taking into your suite to make sure they won't cause any problems. Bed bugs or cockroaches can cause problems for yourself and other tenants.
- Get rid of items in order to control a severe pest infestation.

D. Guests

Definitions:

Visitor: Refers to a person who arrives and leaves within a short period and does not stay overnight. Visits between the hours of 7am-11pm.

Guest: Refers to a person who is given permission (24 hours prior to arrival date) to stay overnight. Anyone staying after 11pm is deemed to be a guest. You can have a minimum of 1 overnight guest at a time.

- Request for guest's overnight need to be approved by the Manager a minimum of 24 hrs in advance. You can have **guests overnight for only 14 days** within a calendar year. Anything above 14 days will need to be requested to Management, and an appropriate reason provided.
- Your visitor are welcome to visit you between 7am to 11pm, and must leave before 11pm or they will be deemed an overnight guest.
- Visitors/guests must be greeted at the front entrance and be signed in and out each time they visit a tenant.
- Guests and visitors, are the responsibility of the tenant, and need to be accompanied by tenant at all times while they are visiting in the building and on surrounding property grounds. If guest/visitor wants to go to another suite then the guest/visitor must go back to front entrance and sign in with the other tenant they plan to visit.
- You may have a maximum of 3 people, and yourself, in your suite at a time, and no more.
- Staff will not let a visitor/guest in the residence if they feel they pose a threat to anyone, and reserve the right to restrict access.
- Issues that arise as a result of you and your guests/visitors behavior can and may result in a permanent ban of the guest/visitor, as well as an eviction for you.
- You and your visitors/guests will only use the main entrance on ADDRESS, except in case of emergency building evacuation.
- Tenants are not allowed to sublet their suite:
 - Receive money or compensation for anyone staying in their suite
 - Not allowed to work within their suite or provide any services within your suite.

E. Pets

- Before applying to bring a pet into the building this must be discussed with the Manager.
- Permitted pets are one dog, one cat or one bird.
- An application needs to be completed and submitted to Properties for approval.
- A pet agreement must be signed for all pets living in the suite.
- Coast Mental Health Society has the right to limit the amount of pets in the building.
- Service animals must have all certificates and applicable documents to be approved.

BEING A GOOD NEIGHBOUR

Part of the success of the Garibaldi Ridge will be ensuring that the building and all residents integrate into the surrounding neighborhood. We want to avoid issues by establishing some standards to help create a positive space for both our neighbors and for you. For neighbors and the community, this means bringing concerns to the Staff/Manager in timely manner.

For residents, this means respecting the neighborhood:

- Avoid loitering outside Garibaldi Ridge.
- Avoid making excessive noise.
- Ensure that litter is collected. Clean up after pets and respect leash rules and park use.
- Proper disposal of garbage and not throwing items out of windows, leaving in hallways, or on floor of garbage area.
- Any items left in any common areas including corridors, stairwells, and in proximity to entrances may be removed without further notice.
- Store your bikes in designated areas, located outside of the building. No bikes allowed in suites.
- Use the window blinds that come with your room.
- Do not store items in your window, in hallways, in suite or on your floor.
- Being respectful in interactions with neighbors and surrounding businesses at all times.

ENDING THIS AGREEMENT

Coast Mental Health Society, in consultation with B.C. Housing, may end this Agreement by giving you:

a) **Less than 24 hours written notice if:**

The Program Participant and / or any persons affiliated with the Program Participant or invited onto the residential property or residential premises engage in any criminal activity on the premises or property including, but not limited to:

- (a) Any drug-related criminal activity;
- (b) Solicitation (sex trade workers and related nuisance activity);
- (c) Street gang activity;
- (d) Assault or threatened assault;
- (e) Unlawful use of a firearm;
- (f) Any criminal activity that threatens the health, safety or welfare of the staff, landlord, other tenants or persons on the residential property or the residential premises.
- (g) Violence towards staff, other residents, guests, invitees, and /or neighbours.
- (h) Significant property damage in the building.

initials

b) **48 hours written notice if:**

- You have excessive clutter in your unit that can be a fire hazard.
- You or your guest(s)/visitor are abusive or threatening to anyone in the building or to neighbors.
- You or your guest(s)/visitor damage or vandalize the building or property on purpose.
- You or your guest(s)/visitor disturb the quiet enjoyment of tenants or neighbors
- You threaten the safety of anyone in the building or the neighbors.

c) Identified and pre existing supports may end this Agreement at any time by giving the Program Participant not less than ten (10) days written notice if:

- The Program Participant does not pay the Program Accommodation Payment (Rent) on time.

d) Identified and pre existing supports may end the Agreement at any time by giving the Program Participant not less than thirty (30) days written notice if:

- The Program Participant and/or their guests/visitors are engaging or behaving in a manner which is abusive and/or a threat to the health or safety of the Program Participant, staff, guests, visitors, invitees, other resident, and/or members of the community.
- The Program Participant is absent from the Program Accommodation for one month or longer without the prior consent of the Service Team; even if the Program Accommodation Payment is paid for the period.
- The Program Participant is not participating and engaging with supports offered within the Program and has continually declined services offered

YOU AS THE PROGRAM PARTICIPANT MAY END THIS AGREEMENT BY;

“Giving notice”, which is a letter providing 30 days’ notice that you are leaving.

You agree that:

- Anything that you don’t take with you when you leave the Program will be thrown away immediately after you leave, as there is no storage on site.
- You must leave anything you were given at the beginning of the agreement, such as keys/fob and all furnishings in the suite.
- You will complete a move out inspection with staff, after you have removed all belongings and on the day of your move out.

BINDING AGREEMENT

By signing this Agreement below, CMH and you:

- Acknowledge receiving a copy of this agreement.
- Agree to work together to ensure that the Garibaldi Ridge is a positive and respectful community that is welcomed into the neighborhood.

PROGRAM PARTICIPANT

Given Name: [Redacted] Surname: [Redacted]

Signature: [Redacted] Date: [Redacted]
DD MM YYYY

COAST MENTAL HEALTH STAFF

Staff Name: [Redacted] Title: [Redacted]

Signature: [Redacted] Date: [Redacted]
DD MM YYYY

[Redacted]