

# Whitehorse Condominium Corporation #2



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## **WHITEHORSE CONDOMINIUM CORPORATION #2 RENTAL UNIT POLICY**

The purpose of this Policy is to set out the responsibilities of the Corporation, Owners and tenants at WCC#2 regarding renting units, and to establish penalties for non-compliance.

### **Definition**

A rental is considered to be a situation where a unit-owner is not residing in the unit and receives payment from a tenant for allowing them to reside at the unit.

### **Policy**

- 1) An Owner who rents their Unit shall provide to the Corporation a Rental Agreement in accordance with section 12(a) Of the Declaration. A new Rental Agreement is required at the beginning of each new rental.
- 2) The Owner of the Unit is fully responsible for ensuring that their tenant(s) receive a copy of the current Corporation Declaration, By-laws, Rules and Regulations and Policies.
- 3) An owner that fails to provide a signed agreement within the time period establish by the Board will be considered in violation of the policy.
- 4) Units shall be occupied and used only as a private single family residence and for no other purpose. (Declaration 11 (a)).
- 5) All tenants and guests of rental Units must comply with the Declaration, Bylaws and Rules and Regulations. Entering into a lease or occupancy of a unit constitutes an agreement to comply with the declaration, rules, regulations and bylaws.

*Declaration #26: All present and future owners, tenants and residents and their families, guests and invitees shall be subject to and shall comply with the provisions of this declaration, the by-laws and any other rules and regulations of the Corporation.*

- 6) In accordance with 12(c) and (26) of the declaration, owners are not relieved from their obligations with respect their rented Unit. An owner cannot transfer financial or other responsibilities to their tenant.
  - The unit owner is responsible for addressing complaints regarding their renters and for requests from renters regarding maintenance of their unit and front and back yards.
  - The Corporation is not responsible for damages to other privately owned units that result from negligence or actions of tenants.

- 7) Owners remain responsible for costs incurred by the Corporation that result from a breach of any rules and regulations by their tenants. Such costs may be recovered by the corporation in the same manner as common expenses (condo fees). (Rules and Regulations #22).
  - This includes damage to common elements not titled to the Owner such as fences, siding and roofs, sidewalks, parking lots; landscaping etc.
- 8) Non-Yukon resident owners are encouraged to use the services on a local agent or manager when renting their units.

**Penalties**

1. If an Owner fails to provide a signed Rental Agreement within 10 days of commencement of a tenancy, a fine of \$50 per month may be levied against the unit owner until such time as the agreement is received.
2. *In addition to (1), when an Owner who rents their Unit is in violation of the Declaration, Bylaws or Rules and Regulations as they relate to rental situations, the Corporation may levy a fine of up to five hundred dollars (\$500) per month during the period of tenancy. All costs of such action will be the responsibility of the Unit Owner.*