

Prince Edward – Lennox & Addington (PELA) Social Housing

Policy name	<i>Painting & Decorating Policy</i>
Policy number	<i>P08-2014</i>
Date	<i>March 2014</i>
Date reviewed or revised	<i>March 2015</i>
References	<i>PELA Social Housing Tenancy Agreement RTA 2006, S.O. 2006, c.17, s.34. Tenants responsibility for repair of damage</i>

Purpose:

The purpose of the Policy is to provide staff and tenants with guidelines designed to uphold the physical integrity of the residential properties.

Scope: This policy applies to all tenants of PELA Social Housing

Definitions:

Tenant: A person who has signed a Tenancy Agreement and who enjoys all of the rights and responsibilities of tenancy.

Repair: To restore to same condition after damage; to fix

Policy:

Units are painted before a tenant moves in. Tenants may request to have their unit painted. This request must be in writing to Housing Staff. Property Services will inspect the unit and determine which rooms need to be painted. Tenants must have maintained a good rental payment history and have no current rental arrears, outstanding maintenance or other charges. Tenants are responsible to prepare unit for painting when approved (ie: remove pictures, move furniture).

Tenants are not permitted to:

- Paint
- Hang wallpaper or borders or any items that are glued to the wall
- Alter unit in any way (as per Tenancy Agreement section # 13 Alterations/Fixtures)

If an inspection finds that any of the above activities has been done, it will be considered damage to the unit. The tenant will be directed in writing to restore it back to its original state before moving out or pay for restoration. The tenant will be charged for any associated costs.

Procedure:

1. PELA Social Housing will ensure that tenants are provided with a copy of the policy.
 2. Staff will respond to any questions or issues from tenants related to the policy.
 3. PELA Social Housing reserves the right to immediately remove items consistent with this policy from the property and to charge the tenant for any associated costs.
 4. PELA Social Housing has the right to seek action from the Landlord Tenant Board if a Tenant refuses to comply with the Policy.
-