



## SARCEE MEADOWS HOUSING CO-OPERATIVE LTD.

### GUIDELINES

SUBJECT: Duty of Care

ORIGINAL DATE OF APPROVAL: July 28, 1988

APPROVED BY: Board of Directors

DATE OF AMENDMENT OR REPLACEMENT: October 20, 2004, February 2017

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[For use by Sarcee meadows Housing Co-operative Ltd. In assessing member charge]

#### NEGLECT:

- negligence is defined as a member failing to maintain SMHC property and the unit in a reasonably clean condition and not reporting needed maintenance repairs promptly

Types of maintenance neglect EXAMPLES below are not limited to:

- re-caulking and/or re-grouting bathroom tiles
- sink/tub re-glazing caused by dripping faucets
- burns or holes on floor coverings
- carpet replacement as a result of major pet damage
- knife cuts to kitchen counters, use of cutting boards will prevent knife cuts damage to counter tops
- provided more than the normal asset replacement cycle
- damage to roofs caused by climbing/sun tanning on them
- wall/ceiling/floor damage due to Negligence of resident, water overflowing on to the floor, mold buildup and not reporting problems to the office. Excessive bathroom condensation and mold build up on the ceiling, walls and/or tiles caused by not using fan and not wiping tiles dry
- finish removed from tub/sinks due to abrasive cleaners, see Members Responsibility Guidelines
- holes in doors/walls etc.

- damage to landscaping and trees caused by tree climbing, etc.
- damage to parking lot asphalt due to leaks from vehicles not being repaired in a timely fashion

When neglect occurs, a member is charged the full replacement cost of the item including material and labor. Age of the item will be taken into consideration when assessing damage costs charged. SMHC will provide proof that the damage occurred while the current member was occupying the unit, for example, the date a replacement was done, the date of a move in inspection or the date of the last satisfactory maintenance review where the item was reported to be in good condition. In some cases, if the item is many years old, a member may not be charged the full replacement cost. A prorated cost will be charged.