

EVICTION POLICY

FAILURE TO COMPLY WITH MANUFACTURED HOME PARK RULES:

The Manufactured Home Park Rules (the “Park Rules”) are designed to ensure the safety and well-being of all Tenants. If a Tenant or a person on the Tenant’s Manufactured Home Site “the Premises” or in the Park with the Tenant’s permission, fails to correct a prohibited behaviour or activity, or otherwise breaks the Park Rules, the Tenant may be evicted after the Band has issued the applicable warnings as outlined below. Where immediate eviction is warranted because of illegal activity or dangerous behaviour, no warnings will be issued and the Band will proceed with immediate eviction.

- **ZERO TOLERANCE/ IMMEDIATE EVICTION (0 to 14 days notice, no warnings)**
 - **Illegal Activities:** by the Tenant, or anyone on the Manufactured Home Site or in the Park with the Tenant’s permission, will result in the Tenant’s immediate eviction.
 - **Violent or destructive behaviour:** by the Tenant, or anyone on the Manufactured Home Site or in the Park with the Tenant’s permission, will result in the Tenant’s immediate eviction if the behaviour results in injury to another person or a pet, or serious damage to property, or if, in the opinion of the Band, the behaviour constitutes a serious ongoing threat to persons and property.

- **1 WARNING in writing, followed by eviction with 30-day notice (may result in immediate eviction depending on the seriousness of the behaviour)**
 - Public brawling.
 - Threats to people and property.
 - Entering other premises housing units without permission.
 - Destructive behaviour or vandalism.
 - Other serious public disturbances.
 - Owning a dangerous animal or pet.
 - Improper/unsafe storage of dangerous materials or substances.

- **2 WARNINGS in writing, followed by eviction with 30-day notice**
 - Excessive noise or very loud music that interferes with the community’s right to quiet and peaceful enjoyment.
 - Too many pets.
 - Failure to comply with occupancy rules (for example: delete this example too many occupants).
 - Unauthorized repairs, construction or landscaping.
 - Failure to maintain the “premises” in tenantable condition.

Notice of Eviction: Eviction Notices will be sent by Registered Mail or delivered in person by the Band or its agents to the Tenant or other adult residing in the housing unit. The Tenant, or other adult resident, will be required to sign, acknowledging receipt of the Notice of Eviction. The Band will document two attempts to deliver the Eviction Notice. If no adult resident acknowledges receipt of the Eviction Notice, after two attempts, it will be affixed to the door of the Manufactured Home and the Tenant will be deemed to have been evicted as of the date specified in the Notice. Evicted Tenants are expected to move out of the Park by the date specified on the eviction form. If the Tenant fails to vacate the “premises” by the date specified on the Eviction Notice, the Band will refer the matter to legal counsel.

Costs: Costs incurred for the collection of Arrears or Other Debt through legal action will be billed to the Tenant.