



SPACE USE AGREEMENT

Agreement to the conditions outlined is made between British Columbia Housing Management Commission (herein referred to as “BC Housing”) and _____ (herein referred to as the “Association”) on this date .

This agreement applies to the following spaces operated by BC Housing:

- _____
- _____
- _____
- _____

The terms of this agreement are as follows:

1. Association activities shall be designed for the benefit of all tenants. Activities shall be appropriate to the facility and comply with civil and criminal codes and by-laws.
2. The Association may not refuse or restrict the use of the common area to other BC Housing tenants or group of tenants, unless the date conflicts with a previous engagement of the facility or violates any of the conditions found within this Agreement or the Constitution of the Association.
3. BC Housing shall retain the right to use the facility for BC Housing business. The Association shall have first priority for the common area, however every effort will be made by the Association to avoid conflicts with scheduled BC Housing activities.
4. No payments shall be made by any party for use of the common area if they are a BC Housing tenant or tenant group. A nominal fee may be charged as a damage/cleaning deposit for use of the common area to non-BC Housing tenants or groups of tenants. A damage/cleaning deposit policy shall be determined by the Association, but the deposit shall not exceed \$100 per use.
5. Non-residents may attend events and functions of the Association in the common area provided they are guests of the Association or authorized groups using the common area.
6. There shall be no alcohol or illegal drugs on the premises. However, a “Special Occasion” licence to have beer or wine at a special event may be obtained. The Association will develop a policy based upon a majority vote of tenants on the use and administration of a liquor licence. The policy must comply with civic bylaws and ensure that events at which liquor is available are adequately supervised.
7. Smoking policy for the common area will be established by the Association based upon a majority vote of the tenants. The policy must comply with civic bylaws and be approved in writing by BC Housing.
8. The Association shall not change any locks on any common area. Keys to common areas issued to the Association shall not be duplicated, and the Association shall establish and enforce a key policy, as approved by BC Housing.

