

WHO PAYS FOR REPAIRS?

If the repair is the responsibility of the tenant, the tenant is responsible for paying for the repair.

If the repair is listed as the responsibility of Neskonlith Indian Band, then the Band will pay for the repair.

WHAT HAPPENS IN THE CASE THAT YOUR HOME BECOMES UNSAFE TO LIVE IN?

In the case that your home becomes unsafe, the Band will relocate you and pay for your accommodations for up to one week.

After one week, tenants will be responsible for their own accommodations and costs.



PLEASE NOTE: Neskonlith Indian Band will inspect your home annually to see if any major repairs are required.

Further details on roles and responsibilities can be found in Neskonlith Indian Band's Housing Policy. Inquiries, comments, or suggestions can be directed to the Housing Department at the Neskonlith Band Office.

WHAT WILL HAPPEN WHEN YOU REPORT AN ISSUE?



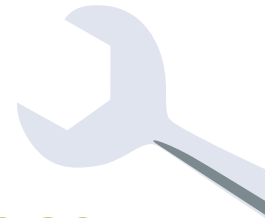
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For more information or to report problems please contact the Housing Department
NESKONLITH INDIAN BAND
(250) 679-3295



ROLES AND RESPONSIBILITIES

for Housing Repairs and Maintenance



Keeping homes in good condition is a shared responsibility of Neskonlith Indian Band and our tenants.



BAND'S RESPONSIBILITY

It is the responsibility of Neskonlith Indian Band to:

- Maintain homes in a reasonable state of repair to be suitable for occupation by a tenant.**
- Carry out annual inspections on homes to identify maintenance needs.**
- Carry out preventative maintenance.**
- Ensure a full investigation into a fire.**
- Make an insurance claim if a fire is accidental.**
- Ensure the condition of the home complies with health and safety standards.**
- Make structural repairs to:**
 - Cracks in walls and ceilings
 - Sticking doors (when reported immediately and not associated with other damage)
 - Damaged siding
 - Load-bearing walls and foundation
 - Roof/trusses
 - Flooring
- Make repairs to (or replace) house systems, such as:**
 - Water leaks (plumbing/roof/walls)
 - Dripping taps
 - Broken or rusted pipes and drains
 - Plumbing
 - Veneer coming off doors (when reported immediately)
 - Burnt out light switches on stove
 - Furnace

TENANT'S RESPONSIBILITY

It is the responsibility of the Tenant to:

- Be familiar with the Rental Agreement and fulfill the tenant's responsibilities.
- Report necessary repairs to the Neskonlith Indian Band Housing Department.
- Call 911 in the case of an emergency such as fire. Report maintenance emergencies to the Housing Department.
- Maintain the home's exterior and grounds, including:
 - Keep home and yard clean and free of garbage and derelict vehicles
 - Repair damage to lawns from use or cars
 - Maintain light fixtures
 - Maintain landings and stairs
- Maintain (clean, treat, keep in working order) the interior of the home, including:
 - Tiles
 - Walls
 - Doors and locks
 - Kitchen drawers and cupboard doors/hinges
 - Windows and window locks
 - Handrails
 - Stairs
 - Exhaust fans in kitchen

Tenants are also responsible for:

- Electrical:**
 - Switch and plug plates
 - Porcelain lamp holders
 - Pull chain light switches
 - Light fixtures
- Appliances:**
 - Interior of fridges
 - Porcelain on stove and fridge
 - Ice trays
 - Range elements
- Plumbing:**
 - Plugged toilets, sink, or sewer line and filters
 - Water taps, stems, and handles
 - Porcelain on sink, bathtub, or toilet
 - Toilet, including trip lever and seat
- Heating:**
 - Clean air filter on furnaces
 - Thermostats/ oil tanks
 - Clean HRV and filter



The tenant will be required to pay for damage caused by negligence or abuse.