

**SUNSHINE/ST.ALBANS RENTAL
HOUSING CO-OPERATIVE LTD.**

CHANGING NEEDS OF TENANTS - (Tenant Transfers and Succession) POLICY

Succession of tenancies

The Co-operative will endeavour to provide for the succession of a tenancy to other householders, who have been residing in the tenanted property, should the tenant member die or leave the Co-operative.

Death of a member tenant

If a tenant member dies and the co-op property was shared with other family members or a partner, the Co-operative will assess the suitability of the other family members or partner for remaining in that property based on the income/asset limits of the VHR and the property being a suitable allocation. A nominated household member must also be prepared to fulfil active membership requirements of the Co-operative

The household member must have been listed as residing at the property prior to the tenant's death for at least the previous 6 months.

If none of the remaining household members wish to apply for Co-operative membership then a 6 month notice to vacate is issued.

If a tenant leaves the property

Provided that the tenant who has left has not otherwise breached any terms of the tenancy and is/was an active member of the Co-operative, the property can be offered to a remaining family member or partner as per the above policy for death of a member.

Arrears of rent

In either situation noted above, if there are any rental arrears, the succeeding tenant must pay any portion of the rent that she/he would have been liable to pay had the previous tenant member not died or left the property before a new tenancy agreement is entered into.

Property transfers

If a tenant's needs change (ie. require larger or smaller property due to household size), the Co-operative will work with the tenant to help downsize or upsize into more suitable housing within the stock available and according to DHHS allocations policy.