



# Roles and Responsibilities for Rental and Rent-to-Own Housing Repairs and Maintenance

Keeping your home in a safe, healthy, and livable condition is a responsibility that is shared between Lilwat Nation and you, the tenant.

## Your Responsibility



### General house cleaning and minor maintenance:

- Keeping the toilet, shower, and sinks unblocked
- Pest control
- Monitoring and wiping up moisture
- Cleaning furnace and stove air filters
- Garbage removal
- Cleaning the chimney
- Yard clean up and weeding
- Keeping gutters clean, including ensuring the gutter leads are directed away from the foundation
- Snow removal near doors
- Maintaining the smoke detectors

### Minor repairs and replacements:

#### Replace:

- Light bulbs
- Furnace or other air filters
- Minor bathroom fixtures (i.e. shower curtain or toilet seat)
- Smoke alarm batteries

#### Repair:

- Small parts (i.e. washers, screws, and hinges on taps or fixtures)
- Scratches/marks, chipped paint on walls
- Minor fixtures (i.e. broken door knobs, light switch plates)
- Any appliances that you have purchased
- Damage caused by your guests

**No smoking inside or within 3 metres of the unit or building.**

**As the tenant, you are responsible for the costs of these repairs.**

## Lilwat Nation Responsibility

Lilwat Nation will need to check your home a couple of times per year to see if any major repairs are required. Lilwat Nation is responsible for:

- Providing information, intervention and prevention
- Providing you with reasonable advance notice before entering your home for maintenance activities
- Respecting your privacy

### Major repairs:

- Structural issues such as cracked foundation or leaking roof
- Health and safety issues, such as fire hazards, pest infestations, gas leaks, mold, or sanitary sewer discharge or back-flow
- Repair or replacement of major appliances or fixtures
- Major interior repairs, such as holes in the walls, or broken windows
- Repairs to electrical, plumbing, and heating system

**The costs of these major repairs will be paid by Lilwat Nation.**

Further details on roles and responsibilities can be found in the Lilwat Nation Housing Policy. Any inquiries, comments, or suggestions, can be directed to the Housing Department at the Band Office.

## What kinds of issues should you report to the Band Office?

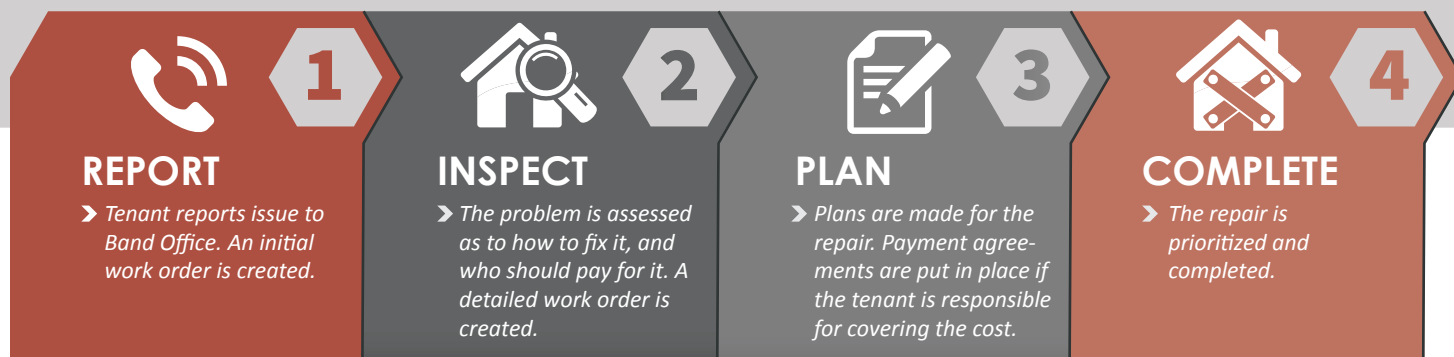
- Water coming through ceiling, walls or flooring
- Mold
- Leaking faucets or toilets
- Missing roof shingles
- Broken fans
- Broken windows
- Water pooling around the house
- Smoke detectors not working
- Damaged fire extinguishers
- Holes in walls
- Damaged or broken appliances
- Sewer back ups
- The smell of propane or gas fumes

## Who pays for repairs?

*If the repair is within the responsibilities of the tenant, or is caused by damage or neglect of the tenant or the tenant's guests, the tenant is responsible for paying for the repair.*

*If the repair is listed as the responsibility of Lilwat Nation, Lilwat Nation will pay for the repair.*

## What will happen when you report an issue?



To report an emergency repair or major repair, please contact the Band Office at: **604.894.6115**