

Policy

Subject: Excessive use of Utilities included in rent

Policy Number: 2021-04

Effective Date: November 2, 2023

Approved by: NCHC Board of Directors

Reviewed by: NCHC General Manager

Purpose

To identify how excessive use of utilities will be addressed and charged with respect to tenants whose rent is inclusive of utilities (heat, water, and/or electricity).

Policy

This policy is applicable to all utilities that are paid for by the Northumberland County Housing Corporation (“NCHC”) as part of the rent charged for the unit. Tenants may pay for some or all of their utilities.

The NCHC lease outlines prohibited activities that relate to the excessive use of utilities. These measures are included in an effort to reduce utility costs to NCHC and to conserve energy.

Prohibited activities include:

1. Additional Appliances

Tenants are not permitted to install and/or use any large appliance or other large machines in the unit, which are not provided or consented to by NCHC. For clarity, in units where NCHC has clearly indicated that certain appliances are not provided within

the lease and hook-ups are provided, tenants are allowed to bring one of each of these appliances into the unit.

Tenants who use any large appliance or other large machine in the unit without NCHC's prior written consent shall be given a charge back for the additional utilities charge and issued a notice to remove such appliance as it is in violation of the lease. Examples of large appliances and machines that require NCHC's consent are a freezer, air conditioner, satellite dish, secondary fridge, secondary stove, washer and clothes dryer.

2. Tenant Activities

Tenant activities which increase utility costs beyond what is reasonably necessary for personal consumption are prohibited. These activities include, but are not limited to, the installation of swimming pools, skating rinks, hydroponic equipment for growing plants, commercial electronic equipment and/or any other equipment, appliance, item, structure and/or activity that uses significant amounts of water and/or power.

3. Air Conditioners and Freezers

Tenants are only permitted to have air conditioner units and secondary freezers in their units, with NCHC's prior written consent. Air conditioning units are subject to the NCHC Air Conditioners Policy 2021-12.

There is a charge associated with the installation of each appliance, as outlined in the tenant lease. These charges are payable each and every month of the calendar year, regardless of whether the appliance has been temporarily removed (e.g. if air conditioning unit is removed in the winter). NCHC has assigned a small monthly charge to support tenants through equalized payments over the full calendar year.

Non-Compliance

If NCHC is made aware of excessive use of utilities, it may:

- charge the Tenant as per the Charge Back Policy; and
- apply to end the tenancy through the Landlord and Tenant Board.

Repealed Policy

N/A

Legislative Authority

Residential Tenancies Act, 2006

Cross Reference

Chargeback Policy 2021-24