

### 1. Preamble

- 1.1 Pest infestations pose significant problems to people and property. To prevent loss or damage to housing resources, the Yukon Housing Corporation will take measures to maintain the habitability of Yukon Housing stock.
- 1.2 Yukon Housing Corporation will continue to educate tenants on preventative measures and the reporting protocol, should an infestation occur.
- 1.3 Eradication measures will take into consideration protected species that are listed as endangered species and public concerns surrounding the use of pesticides.
- 1.4 Pests seek habitats that provide basic needs such as food, water, and shelter. Pest populations can be prevented and/or controlled by creating conditions that are not conducive to their survival. This must be accomplished through the removal of pests' basic needs or by simply blocking their access into buildings. Integrated pest management will continue to be explored and utilized in procedural operations with regards to pest infestation management.

### 2. Policy Statement

- 2.1 Yukon Housing Corporation is committed to maintaining residential units free from pest infestation(s).

### 3. Authority

- 3.1 This Policy is issued under the authority of the Yukon Housing Corporation ("YHC") Board of Directors
- 3.2 The *Residential Landlord and Tenant Act*, Residential Tenancies Regulations, Schedule Minimum Rental Standards O.I.C 2015/193, state:

#### *Principles*

*(3) Tenants and landlords have a duty to inform each other if there are concerns or issues regarding their rental units or other parts of their residential properties.*

*(4) A tenant must not do anything at or in respect of the rental unit or any other part of the residential property that would reasonably create a health, fire or safety hazard.*

#### *Pest prevention*

*27(1) The landlord must provide the residential property free of rodent, vermin, and*

*insect infestations and must take appropriate measures to exterminate infestations, should they occur.*

*27(2) The tenant must maintain the residential property free of attractants that would reasonably be expected to cause rodent, vermin or insect infestations.*

3.3. *Yukon Housing Corporation Act, RSY 2002, c. 114:*

4 (2) Without restricting the generality of subsection (1), the corporation may undertake, carry to completion, or assist in the provision, development, maintenance, and management of housing

- (a) generally;
- (b) for families and individuals;
- (c) for employees of the public service
- (d) for students;
- (e) for senior citizens; and
- (f) for families and individuals receiving social allowances or social assistance.

#### **4. Purpose**

4.1 The purpose of this Policy is to explain how pest infestations will be dealt with under the Rent Geared to Income Housing Program and the Staff Housing Program (the Programs).

#### **5. Application**

5.1 This policy applies to all units, buildings, and properties owned and operated by the YHC under the Rent Geared to Income Housing Program and the Staff Housing Program, as well as any contractors hired to perform pest management for Yukon Housing Corporation.

5.2 The terms of this policy form part of every Tenancy Agreement under the Rent Geared to Income Housing Program and the Staff Housing Program and are incorporated into those agreements by reference.

5.3 Tenants who are found non-compliant will be given a first-offence warning letter reminding them of the terms of the Tenancy Agreement related to pests, a second notification will be sent if the tenant continues to be non-compliant with the Policy, advising them that the third notification will be their eviction notice.

5.4 Failure of a tenant to comply with tenant responsibilities outlined in this policy within a reasonable time after YHC provides written notice will result in termination of tenancy.

## **6. Definitions**

- 6.1. "Conducive conditions" means conditions that are favorable which can lead to a pest presence or contribute to a pest infestation;
- 6.2. "Endangered species" means a species of organisms that are at risk of becoming extinct;
- 6.3. "Good housekeeping" means cleaning up food, water, and clutter that attract pests and allow them to survive. Another description of good housekeeping is "sanitation";
- 6.4. "Integrated pest management" means the coordinated use of pest and environmental information with available pest control methods to prevent unacceptable levels of pest damage by the most economical means and with the least possible hazard to people, property and the environment;
- 6.5. "Pest" means a living organism (animal, plant, or microorganism) that interferes with human purposes for the property. Strategies for managing pest populations will be influenced by the pest species and the degree to which that population poses a threat to people, property, or the environment;
- 6.6. "Pesticide" means any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest;
- 6.7. "Pest Management Professional" means a company or individual who is licensed to provide residential pest management services;
- 6.8. "Tenant" means a person who has been granted a temporary right of occupancy in Yukon Housing Corporation accommodations, subject to the terms of the Tenancy Agreement and applicable Yukon Legislation;
- 6.9. "Treatment" means an employment of procedures, application of materials, or the use of resources designed to alleviate pest problems.

## **6. Principles**

- 7.1 Tenants and Yukon Housing Corporation staff have a duty to inform each other if there are concerns or issues regarding their rental units or other parts of their

residential properties.

- 7.2 A tenant must not do anything at or in respect of the rental unit or any other part of the residential property that would reasonably create a health, fire or safety hazard.

## **8. Pest prevention**

- 8.1 YHC staff are to ensure the residential property is free of rodent, vermin, and insect infestations and must take appropriate measures to exterminate infestations, should they occur.
- 8.2 The tenant must maintain the residential property free of attractants that would reasonably be expected to cause rodent, vermin or insect infestations.

## **9. Notification**

- 9.1 Tenants shall be informed of the best practices under the Integrated Pest Management program at the time of move-in. Information will also be available in the Tenant Handbook, as well as through strategic communication campaigns.

## **10. Permits**

- 10.1 Pesticides must be used safely and in accordance with the manufacturer's instructions for use, as well as any applicable Pesticide Regulations laid out under the Yukon *Environment Act*.
- 10.2 YHC staff must obtain a Pesticide Use Permit to apply pesticides in a unit. This does not apply if YHC has hired a qualified Pest Management Professional.
- 10.3 Pest Management Professionals are required to ensure they comply with license and permit requirements laid out under applicable Pesticide Regulations and *Yukon Environment Act*.

## **11. Costs**

- 11.1 YHC will pay the cost of necessary supplies and treatment of pest infestations subject to Section 13.4 of this policy.



**12. Damage**

12.1 YHC will not be held responsible for any damaged or misplaced furniture, clothing and/or other items during, or as a result of, the eradication treatment.

**13. Tenant Responsibility**

Tenants must:

- 13.1 ensure that belongings are free of pests for the duration of the tenancy, or the tenant must be willing to work with Yukon Housing Corporation to rid belongings of pests, if an infestation should occur;
- 13.2 report pest incidents promptly;
- 13.3 correct the conducive conditions that instigated the infestation; and,
- 13.4 practice good housekeeping in their units and in the common areas to help deter insects and pests. Residents who disregard good housekeeping and/or promote pest infestation may be responsible for the cost of supplies or treatment.

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	<i>President, YHC</i> <i>Approval: (original signed)</i>	<i>Chair, YHC Board</i> <i>Approval: (original signed)</i>