

## Chatham-Kent Social Housing

<b>Policy Name:</b>	Air Conditioner Charge Policy – Extra Hydro Usage
<b>Contact Officer:</b>	Chatham-Kent Social Housing, 519-351-8573
<b>Date Effective</b>	May 1 <sup>st</sup> , 2005
<b>Date Certified:</b>	May 1 <sup>st</sup> , 2005

### **Reference:**

*Tenant Protection Act, Part VI, sect. 132,1*

### **Background:**

Chatham-Kent Social Housing pays the hydro charge for a total of 547 public housing units. The Social Housing Reform Act legislation mandates the amount that is assessed to rent-geared-to-income household for utility charges and allowances. The utility scale is not reassessed on a regular basis. As a result, actual utility costs are significantly higher than what is allowed by the utility scale. The high cost of energy requires that Chatham-Kent Social Housing establish a policy to charge applicable households for extra hydro usage to operate an air conditioner.

### **Implementation:**

1. Approximately March 01, 2005, all applicable tenant households will be notified, in writing, of the details of the proposed A/C Charge Policy. Those opposed to the Policy will be invited to submit their written comments by March 31, 2005. All comments received will require personal contact to review the concerns for the purpose of reaching mutual landlord / tenant agreement.
2. The lease agreement will be amended to include provision for the A/C charge. Applicable for all new tenancies effective May 01, 2005, including those with an April 2005 prorated housing charge.
3. The policy will be phased in for in-situ rent-geared-to-income households. Declaration of A/C usage will be incorporated into the annual review process commencing with the November 2005 lease month (mailed to households May 01, 2005).
4. Market rent households will be sent an A/C declaration form in September 2005 (to coincide with the timing for market rent assessments). After the initial implementation stage, market rent households with A/C charges will be contacted annually (by telephone or in writing) to confirm if the A/C charge is still applicable. A/C charges will be applied to market rent households annually on January 01<sup>st</sup>.
5. A lease addendum will be required for all in-situ market and rgi households to include provision for the A/C charge.
6. The A/C charge will be assessed once per year and will not be adjusted mid-term.

### **General Guidelines:**

1. Tenants are solely responsible for arranging for the installation and removal of personal air conditioners.
2. Air conditioner units, including electrical cords and plugs, must be maintained in good working order to protect against fire hazard.
3. Air conditioners must be installed securely and in such a manner so as not to detract from the exterior appearance of the property.
4. Installation must not create damage to the leased premises (e.g. windows, window ledges, air conditioner sleeves, etc.) Tenants will be accountable for associated costs to repair all damages caused willfully or negligently.
5. C-K Social Housing staff will continue to promote the importance of energy conservation. Tenants will be encouraged to assume a shared responsibility in reducing energy costs through

## **Chatham-Kent Social Housing**

various conservation initiatives (e.g. replacing older air conditioners with newer energy efficient models; limiting usage during peak periods and adjusting temperature controls)