

<b>Administration</b>	<b>Tenant and Housing Services</b>	<b>Board Approved Date:</b>	<b>26-03-20</b>
<b>Policy</b>	<b>Crime Free Community Housing</b>	<b>Revision Date:</b>	<b>26-03-11</b>
<b>Policy No.</b>	<b>20-126</b>	<b>Internally Approved Date:</b>	
References	<b>Criminal Code of Canada,</b> R.S.C., 1985, c. C-46. <b>Substances Act,</b> S.C. 1996, c. 19. <b>Residential Tenancies Act,</b> <b>2006,</b> S.O. 2006, c. 17. <b>Municipal Freedom of</b> <b>Information and Protection of</b> <b>Privacy Act (MFIPPA),</b> R.S.O. 1990, c. M.56. <b>Ontario Human</b> <b>Rights Code,</b> <b>Community Safety and</b> <b>Well-Being Planning Framework</b>		
Forms			

## 1 Policy Statement

Durham Region Non-Profit Housing Corporation is committed to maintaining community housing environments that promote safety, security, and respectful conduct. Criminal activity that threatens the safety or well-being of tenants, staff, or the community will not be tolerated. Tenants are responsible for ensuring that their household members, guests, and other persons invited onto the property conduct themselves in accordance with applicable laws and this policy.

## 2 Purpose Scope

The purpose of this policy is to support safe, respectful, and secure housing communities by discouraging criminal activity within properties owned or managed by Durham Region Non-Profit Housing Corporation. The Corporation is committed to working proactively with tenants, staff, and community partners to maintain safe living environments.

## 3. Scope

This policy applies to all tenants, occupants, guests, visitors, staff, contractors, and individuals present on properties owned or managed by the Corporation.

## 4. Definitions

- Criminal Code of Canada, R.S.C., 1985, c. C-46. Referenced in the policy as the primary federal statute outlining criminal offences.
- Controlled Drugs and Substances Act, S.C. 1996, c. 19. Referenced regarding prohibitions on drug-related criminal activity.
- Residential Tenancies Act, 2006, S.O. 2006, c. 17. Cited as the legislation governing tenancy enforcement and applications to the Landlord and Tenant Board.

- Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), R.S.O. 1990, c. M.56. Referenced in relation to information sharing between the landlord and law enforcement.
- Ontario Human Rights Code, R.S.O. 1990, c. H.19. Relevant for ensuring enforcement actions comply with human rights obligations.
- Community Safety and Well-Being Planning Framework, Ministry of the Solicitor General (Ontario). Supports the policy's emphasis on proactive crime-prevention partnerships.
- Criminal Activity Any activity that violates federal, provincial, or municipal law, including but not limited to offences under the Criminal Code of Canada, the Controlled Drugs and Substances Act, or other applicable legislation.
- Tenant The individual(s) who have entered into a tenancy agreement with the Corporation.
- Occupant Any individual residing in the rental unit who is not the leaseholder.

## 5. Procedure

### 5.1 Prohibited Conduct

Tenants, occupants, and guests must not engage in criminal activity within a rental unit, on the property, or in common areas.

### 5.2 Responsibility for Guests and Occupants

Tenants are responsible for the conduct of all occupants and guests and must take reasonable steps to ensure compliance with this policy.

### 5.3 Cooperation with Law Enforcement

The Corporation may cooperate with law enforcement agencies regarding criminal activity occurring within its housing communities. Information may be shared or received in accordance with applicable legislation, including the Municipal Freedom of Information and Protection of Privacy Act.

### 5.4 Privacy and Information Sharing

Information related to incidents involving police attendance or criminal investigations may be exchanged between the Corporation and law enforcement agencies where permitted by law and necessary for community safety.

### 5.5 Enforcement

A violation of this policy may be considered a serious breach of the tenancy agreement. Where appropriate, the Corporation may take action under the Residential Tenancies Act, 2006, including applying to the Landlord and Tenant Board to terminate a tenancy. A criminal charge or conviction is not required for the Corporation to take action where sufficient evidence of conduct exists that threatens the safety or integrity of the housing community.

### 5.6 Limitations

While the Corporation actively promotes safe housing environments, it cannot guarantee that housing communities will be free from crime. Ongoing efforts will be made to prevent and reduce criminal activity through partnerships, monitoring, and community engagement.

#### 5.7 Roles & Responsibilities

- Board of Directors  
Approve and oversee the Crime-Free Community Housing Policy.
- Senior Management  
Ensure implementation and compliance across all housing properties.
- Property Management and Tenant Housing Services Staff  
Monitor incidents, respond to concerns, and coordinate with appropriate authorities where required.
- Tenants  
Comply with the policy and ensure household members and guests do the same.

#### 5.8 Policy Maintenance

This policy will be reviewed periodically and updated as required to ensure compliance with legislation and best practices in community housing safety.

#### 5.9 Application

This policy applies to all tenants, occupants, guests, visitors, staff, contractors, and individuals present on properties owned or managed by the Corporation.

#### 6.0 Enquiries

For additional information regarding this policy please contact your manager or the Chief Operating Officer.

End.