

**BRIDLE MANOR CO-OPERATIVE INC.
BY-LAW NO. 14
SENIORS BY-LAW**

BACKGROUND

- A. The Co-op has 162 housing units:
- 81 units are 3 bedroom and 4 bedroom townhouse units
and
 - 81 are 1 bedroom and 2 bedroom units in the Co-op's apartment building
- B. Over the years the units in the apartment building have increasingly come to be occupied by seniors.
- C. The Co-op wishes to relieve the hardship and economic disadvantage that seniors suffer in seeking affordable housing and to assist seniors to achieve equal opportunity for housing.
- D. In order to do this, the Co-op has decided to give preference to seniors in future allocation of housing units in the apartment building.

THEREFORE the Co-op adopts the following provisions:

1. **Definition of Senior:** "Senior" means a person who is 55 years of age or older.
2. **Allocation of units:** No unit in the Co-op's apartment building will be given or allocated to any members unless all of the members of the household are seniors.
3. **Guests, Additions to Household:** Where a member or household occupies a unit in the apartment building, the Board will not approve any person as a guest or an additional member in a household unless that person is a senior.

This applies to the following articles of Occupancy By-law No. 10:

- Article 8.2 Addition of Member
- Article 8.4 Long-term Guests
- Article 8.5 Casual Guests

4. **Exceptions:** The Board may make exceptions to the rules stated earlier in this By-law in the following circumstances:
 - 4.1 If there is trouble filling a vacancy, the Board may temporarily lower the age limit referred to in Section 1 (Definition of Senior) of this By-law to avoid having a unit stand vacant and to prevent financial loss.
 - 4.2 The Board may approve casual guests or long-term guests who are not seniors in order to assist a member in dealing with health, financial or other problems.
 - 4.3 The Board may make other exceptions to deal with health, financial or other problems of a member.
5. The Board will be very cautious about making exceptions especially where this could adversely affect seniors on a waiting list. The Board will make sure they are aware of all factors affecting the member or household in question and the members or households who are adversely affected.
6. **Existing members in apartment building:** The following provisions apply to ensure that this By-law will not adversely affect members who are not seniors and who occupy a unit in the apartment building at the time this By-law is confirmed:
 - 6.1 They may continue to occupy a unit in the apartment building in the same way as if this By-law had not been adopted
7. **Priority of By-Law:** This By-law takes priority over all previous By-laws, Policies and Procedures of the Co-op.