

ROCKY SENIOR HOUSING COUNCIL



5427 52 AVE
ROCKY MOUNTAIN HOUSE, AB
T4T 1S9

Telephone: 403-845-3588 Fax: 403-845-2228

E- MAIL: info@rockyseniors.com
Visit our website: www.rockyseniors.com

Rocky Senior Housing Council manages 5 projects in Clearwater County. We house seniors 65 and older. We provide subsidized, 1 bedroom apartments.

ACTON HOUSE
Located in Rocky Mountain House
20 units



In Rocky Mountain House, Acton House, built in 1978, is a complex of twenty units of row housing. Each unit has its own outside front door and a patio at the back. The Amenity Building situated at the centre of the complex contains laundry facilities, a lounge/ games room and kitchen for tenant use.

COLUMBUS PLACE
Located in Rocky Mountain House
36 units



Columbus Place, built in 1988 with an addition added in 1994, is a three-storey apartment building containing 36 one-bedroom apartments, located close to shopping and doctors, hospital and other amenities. This is a security lock building and can only be entered by key or buzzer system at front door.

DAY MANOR

Located in Rocky Mountain House

8 units



Day Manor, built in 1982, is an eight suite one- bedroom apartment building. This is a security lock building and can only be entered by key or buzzer system at front door. There is a central lounge and laundry facilities.

MCLEOD MANOR
Located in Leslieville
4 units



In Leslieville, McLeod Manor, built in 1983, consists of four one- bedroom units. Located close to the Community Centre, grocery shopping and post office. Each unit has its own outside front door and a patio at the back.

MOUNTAIN SUNSET MANOR

Located in Caroline
8 units



In Caroline, Mountain Sunset Manor, built in 1981, is an eight- suite apartment building. This is a security lock building and can only be entered by key or buzzer system at the front door. There is a central lounge and laundry facility.

Apartments in the buildings listed are each approximately 720 square feet. Applications for all these buildings are rated according to a point system approved by Alberta Seniors, which considers the physical, financial and present housing situation of the applicant(s). The application showing the highest point score (and therefore, the greatest need for this type of housing) would be given priority when a vacancy occurs. Rent is 30% of the tenants' income. "Income" includes pensions, interest on investments, rental income from real estate, etc.

A damage deposit, equal to one month's rent, will be collected at the time of moving into the unit which will cover costs above normal wear and tear at the termination of your tenancy.

It should be noted that there is a "ceiling" on the rental amount, based on the market rent of the area. The minimum amount of rent to be paid is \$128.00 per month. Tenants are also levied charges for cable TV and a parking stall if they require one. Tenants of Acton House, Day Manor McLeod Manor and Mountain Sunset Manor will be direct billed according to individual electricity usage. Columbus Place tenants will pay a flat fee of \$50 for electricity usage.

Persons wishing to rent this subsidized housing must sign a statutory declaration that they are making full disclosure of their financial circumstances. Eviction can result from deliberate non-disclosure of income. An annual review of income is required to establish the rent for the upcoming year.

It should be noted that only housing is provided in any of these self-contained units. No nursing care or meal service is provided. Tenants must be self sufficient, able to prepare their meals and meet their own daily needs. It should be clearly understood that a staff member does not make a daily check on the tenants. All new tenants are on a one-month probation, which determines suitability for housing.

If you decide to apply for accommodation in one of our units, please complete the application form. You should include a photocopy of your latest income tax return with your application.

The front portion of the form must be signed in front of a Commission for Oaths. Please phone for an appointment before you come to our office with your completed application form.

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RULES AND REGULATIONS



CLEAN CONDITION: The Tenant shall keep the Premises clean and dispose of all the garbage in the proper manner.



LAWNS AND GARDENS: The Tenant shall maintain and preserve in good order and condition the lawn, garden, plants and trees belonging or appurtenant to the Premises.



WALKS: The Tenant shall use the yard entrance and walks in the proper manner. All Tenants must keep their own walks, yards and garbage disposal area clean and tidy at all times, free of all objectionable material. The Tenants must keep their own walks clear of ice and snow, as well as their portion of a municipal sidewalk, if applicable.



ALTERATIONS: No alterations, painting, papering or redecorating shall be done by Tenants without the written consent of the Landlord. If any alterations, additions or improvements are made, the Premises shall be returned to their former state and condition, unless the Landlord desires such alterations, which case, they shall become the property of the Landlord without any compensation or indemnity being allowed to the Tenant therefore.



WALLS: Tenants shall not drive nails, screws, hooks, etc. into or otherwise mutilate the walls, floors, ceiling or woodwork of the Premises except approved by the Landlord.




WINDOWS, BALCONIES: Tenants will not shake, clean or hang any laundry, rugs, mats, cloths, clothes, bedding, etc. from windows, balconies or landings, nor shall any objects whatever be thrown or swept from windows or balconies. Tenants shall not place or hang anything out of windows or balconies. No flower boxes or other objects are to be placed on window ledges or railings.



WATER: The water shall not be left running unless in actual use. To prevent flooding, shower curtains must be put inside bathtub.



ANIMALS: No pets of any kind allowed. This includes, birds, fish, cats and small dogs.

 **NO SMOKING:** No smoking or vaping in the building at any time. Please smoke outside and use the ashtrays provided. All of our buildings are "Non-Smoking".

The smoking of both tobacco and marijuana products is prohibited in the building at any time. You must smoke outside at a reasonable distance away from doors, so as to not let smoke into the building at any time.

The production/ growth of marijuana products and its derivatives is prohibited in the building at any time.



WIRING: No wires or electric lights, television or radio connections or otherwise are to be introduced, nor the position of any existing wires altered and the telephone shall be permitted only at the place in the Premises provided for the same.



WEATHER DAMAGE: The Tenant is responsible if windows are left open causing plumbing to freeze or causing damage to floors or walls by rain.



STATE OF REPAIR: The Tenant acknowledges that he has inspected the Premises and is satisfied with the state of repair and will report immediately to the Landlord any and all damages that may occur thereafter.



SAFETY: The Tenant must keep and observe all health, fire and police regulations of the Province or Municipality. In case of fire or emergency, the Tenant should close windows, call 9-1-1.

- **DAY MANOR:** Go to Westview Lodge
- **ACTON HOUSE:** Go to Westview Lodge
- **MCLEOD MANOR:** Go to Leslieville Hall
- **COLUMBUS PLACE:** Go to Presbyterian Church
- **MOUNTAIN SUNSET MANOR:** be provided contact information upon move in.



COMBUSTIBLES: No combustible material or flammable liquid shall be kept on the Premises except in small quantities and in containers approved for the purpose.



PARKING: If parking facilities are used, the Tenant does so at his own risk and is required to park in the stall allotted to him. Unlicensed or inoperable vehicles parked on Landlord's property will be removed at the Tenant's expense.



SCOOTERS/ ELECTRIC WHEELCHAIRS: Unfortunately, none of our self-contained apartments are scooter/ electric wheelchair accessible. At this time, we cannot allow tenants to have these items in our buildings at any time. However, some locations have limited outdoor scooter parking available for a monthly fee.



SIGNS: The Tenant shall not put up placards, notices, signs etc. for advertising purposes. Nor shall the Tenant affix to the Premises any radio or TV antenna or towers, without the written consent of the Landlord.



NOISE AND DISTURBANCES: Tenant shall not do or permit to be done to the Premises anything that is likely to disturb or be a nuisance to the other tenants or neighbors. In particular, tenants shall not allow disturbances from radio, TV, stereo, musical instruments, cars or guests to interfere with the peace of other tenants during the day or night.



KEYS: Our buildings are secure, and Duplication by the Tenant of keys provided by the Landlord and/ or distribution of such keys or extra keys to any other person is strictly prohibited. Please contact the office if special consideration exists.



OTHER: The Landlord shall have the right to amend these regulations and make from time to time such additional reasonable regulations as in its judgment may be needful for the safety, care and cleanliness of the Premises, and for preservation of good order therein, and such regulations shall be kept and observed by the Tenants.