

## **BYRNE CREEK HOUSING CO-OPERATIVE**

7028 17<sup>th</sup> Avenue, Burnaby, BC V3N 4V6  
Office: 604-525-4191, Fax: 604-525-4192  
Visit our Web site: [www.byrnecreek.bc.ca](http://www.byrnecreek.bc.ca)

Byrne Creek Housing Co-op is a 74-unit complex which first opened on May 1, 1991. Our co-op is located in South Burnaby, just across from Edmonds Skytrain Station and progress nearby. Stride Avenue Elementary School is one block away, while parks and shopping areas are readily accessible. Fenced inner courtyard has a play area, green space and a forest. We are a friendly, family oriented community.

### **Our co-op has:**

- 4, 1 bedroom units that are wheelchair accessible, 850 square feet, with a monthly housing chare of \$803.00
- 22, 1 bedroom units, 700 square feet, with a monthly housing charge of \$803.00
- 30, 2 bedroom units, 920 square feet, with a monthly housing charge of \$969.00
- 18, 3 bedroom units, 1100square feet, with a monthly housing charge of \$1,092.00

A \$2,000.00 refundable share purchase is required upon acceptance into the co-op for One Bedroom Unit and Two Bedroom Unit and \$2,500.00 for Three Bedroom Unit.  
All applicants will be interviewed.

### **Features**

- Private sun deck or patio accessed by sliding glass doors
- Regular size refrigerator and stove
- Venetian blinds
- Many, large closets
- Washer, dryer and dishwasher hookups in all units
- Central hot water included in monthly housing charges
- Electric heat
- Secure underground parking for residents
- Underground visitors parking
- Secure bicycle storage
- Community room, laundry facilities and co-op office on site
- Video security system which monitors laundry facilities, underground parking area and the front entrance to the co-op
- Courtyard with children's playground
- Five minute Skytrain ride to Metrotown or the Westminster Quay
- 25 Minute Skytrain ride to downtown Vancouver

**Our address: 7028 17<sup>th</sup> Avenue, Burnaby, BC V3N 4V6**  
**Telephone number Office: (604) 525-4191, Fax: (604) 525-4192**

**Member Registration Fee** (mandatory and non-refundable): \$20.00 per unit

Please do not send any cash or cheques in the mail. This fee only applies AFTER you have been accepted as a co-op member.

**Member Participation** of a minimum 4 to 6 hours per month and attendance at General Meetings is a commitment made by all members upon entering the co-op. If you are not willing to meet this commitment, you will be asked to choose other accommodations than those of Byrne Creek.

**Pets are allowed** in the co-op, but certain limitations apply. No animal may exceed a weight of 25 pounds. All pets must be registered with the co-op and must be spayed or neutered.

## **IS CO-OP HOUSING FOR ME?**

If you have considered a condominium, want more of a community environment but cannot afford the down payment...

If you are a tenant who's tired of the insecurity of renting...

If you own a home but want a place that requires less personal upkeep and lower maintenance costs...

The co-operative housing might be the alternative for you.

## **WHO ARE THE PEOPLE WHO LIVE IN CO-OPS?**

We are 250,000 Canadians, members of nearly 2,200 non-profit housing cooperatives located in all parts of Canada. Our cooperatives are as small as three dwellings and as large as 700. Most are between 40 and 80 homes, apartments and town homes.

**We like living in co-operatives.** We are satisfied with our housing, much more satisfied than those who rent privately or who live in other kinds of social housing. Our turnover rates are about half of those in the private rental market. In fact, about 1/3 of renters say they would move into a housing co-operative if they could. More than 40,000 Canadian households are on our waiting lists.

**We are members, not tenants.** We manage our housing democratically, electing a Board of Directors from among our residents. Every one of us has an equal voice in decisions about our housing community. All of us volunteer on the committees that do our co-operative's work.

**We are unique.** Only co-operatives are committed to empowering ordinary Canadians like us to manage our housing. We learn skills that can help us break the poverty cycle, enabling us to reduce our dependence on government support.

**Co-operatives are not-for-profit.** We have no equity investments in our homes. We reinvest all operating surpluses in our housing.

**We do not live in low-income ghettos;** co-ops are mixed-income communities. Just over half our nearly 90,000 households receive rent geared to income (RGI) assistance from the federal or provincial government. In federally sponsored co-operatives, we provide assistance to more than twice as many households as required by our operating agreements with CMHC, at no extra cost to taxpayers.

**We are a self-help movement.** Our national and regional co-operative housing federations supply adult education, training courses and reference material to help us manage our housing. As members of Byrne Creek Housing Co-op we are required to fulfill our financial responsibilities, attend general meetings, abide by our rules and regulations, and contribute time and effort towards the successful running of the Co-op. This is a personal commitment each of us makes when we join the Co-op and we are honour-bound to fulfill that commitment. Anyone not wishing to contribute has the rightful choice of seeking residence in non-cooperative housing.

# THE SEVEN PRINCIPLES OF HOUSING CO-OPERATIVES

Adopted by the International Co-operative Alliance in Manchester, United Kingdom, on September 23, 1995.

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## 1. VOLUNTARY AND OPEN MEMBERSHIP

- a) Co-op membership is open to everyone willing to join who accepts the responsibility of membership. Members are not accepted simply because they can afford to join. A co-op is formed to provide a service, not to make a profit.
- b) Racial and other forms of discrimination are not allowed. Housing co-ops have proven to be a successful mix of different peoples and different income groups.

## 2. DEMOCRATIC MEMBER CONTROL

- a) Co-operatives are democratic, run by the members for the members.
- b) No decisions are made without member support.
- c) All members have an equal say in managing and operating the co-op.

## 3. MEMBER ECONOMIC PARTICIPATION

- a) Members contribute equitably to and democratically control the capital of their co-operative.
- b) Members receive limited compensation, if any, on shares.
- c) Surpluses are used for the following purposes:
  - i) developing the co-operative)
  - ii) supporting other activities approved by the membership
- d) No member can profit on money invested in the co-operative.

## 4. AUTONOMY AND INDEPENDENCE

Co-operatives are autonomous, self-help organizations controlled by their members. If they enter into agreements with other organizations, including governments, they do so on terms that ensure democratic control by their members and maintain their co-operative autonomy.

## 5. EDUCATION, TRAINING AND INFORMATION

Every co-op member has the right and the responsibility to participate, to help make decisions and give leadership. Every co-op has the responsibility to give its members the training and information they need to do this.

## 6. CO-OPERATION AMONG CO-OPERATIVES

- a) Co-ops share ideas and co-operate with other co-ops as often as possible.
- b) Working together, co-ops can help each other solve common problems.
- c) Working together, co-ops can have a greater political voice at Federal, Provincial and Municipal levels.

## 7. CONCERN FOR COMMUNITY

While focusing on member needs, co-operatives work for the sustainable development of their communities through policies accepted by their members.

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## MEMBERSHIP APPLICATION FORM

### Applicant

Name: \_\_\_\_\_  
(Last Name) (Given Name)

Address: \_\_\_\_\_

Telephone Number: (Work) \_\_\_\_\_ (Home) \_\_\_\_\_

Birth Date: \_\_\_\_\_  
M/D/Y

### Co-Applicant

Name: \_\_\_\_\_  
(Last Name) (Given Name)

Telephone Number: (Work) \_\_\_\_\_ (Home) \_\_\_\_\_

Birth Date: \_\_\_\_\_  
M/D/Y

Please list all other persons who will be residing with you

Name	Male/Female	Birth Date
_____		
_____		
_____		

What type of accommodation are you currently residing?  
(Rental, Co-op, Own, Other) \_\_\_\_\_

What is your current monthly rent? \$ \_\_\_\_\_

How many bedrooms do you require? \_\_\_\_\_

Number of vehicles you have for which a parking stall will be required? \_\_\_\_\_

Are you applying for a subsidized housing unit? Yes \_\_\_\_\_ No \_\_\_\_\_

Please provide information regarding your current landlord and any other landlords you have had during the past three years.

Address	Landlord Name	Phone Number

**EMPLOYMENT HISTORY**

(Past three years)

**Applicant**

Company	Contact Person	Phone #	From Yr/To Yr

**Co-Applicant**

Company	Contact Person	Phone #	From Yr/To Yr

Please list three PERSONAL REFERENCES (other than family)

Name	Address	Phone Number

According to the structure of co-operative living and the Occupancy Agreement you would sign if approved by the co-operative and prior to your move in, you will be expected to attend General Meetings and any Extraordinary Meetings, and contribute to the successful running of the co-operative by attending Committee Meetings of your choice and /or assisting in the general maintenance and security of the co-operative by choice or assignment.

Please indicate any skills you have which you are willing to use for the benefit of the co-operative and, ultimately, yourself.

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Please list any hobbies or areas of interest you have which you wish to pursue and which you are willing to share with the other members of the co-operative.

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Please indicate the committees on which you would be willing to serve (minimum of four to six hours per month). Please note that “serving” does NOT just mean attending meetings. Each committee has much work to do within the co-operative and all members MUST PARTICIPATE or they will be asked to leave the co-operative.

Board  
Education  
Landscape  
Maintenance  
Recycling  
Pets


Membership  
Finance  
Newsletter  
Social  
Safety & Security  
Policies and Procedures


Could you assist in language? If so, what language?

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## INCOME INFORMATION

Please provide gross monthly income for all persons age 19 years and older

Source of income	Applicant Name:	Co-Applicant Name:	Other person Name:
Salary/Commission	\$	\$	\$
Gain	\$	\$	\$
Pension	\$	\$	\$
Interest	\$	\$	\$
Other	\$	\$	\$
<b>Total</b>	\$	\$	\$

THIS INFORMATION IS CONFIDENTIAL AND IT WILL BE KEPT IN A LOCKED FILE CABINET.

# MEMBERSHIP AGREEMENT

I/WE HEREBY APPLY for membership in the Byrne Creek Hosing Co-operative.

I/WE HEREBY ACKNOWLEDGE that I/we will be required to purchase non-interest bearing shares in the Co-operative, and I/WE HEREBY AGREE to execute a subscription for shares and an Occupancy Agreement in a form and for an amount acceptable to the Co-operative with respect to my/our intended occupancy in it, the Co-operative may return any money paid by me/us except the nonrefundable application registration fee, and, terminate my/our membership in the Co-operative.

I/WE HEREBY AGREE to observe and to be bound by the Memorandum, Rules and Policies of the Co-operative. I/WE UNDERSTAND that the Co-operative makes no guarantees as to the affordability of accommodation provided to members, nor does it ensure the availability of any subsidies, rent supplements or relief from, or reduction of housing charges in the event that the income declared by me/us in my/our Membership Application is or becomes less than the stated amount.

I/WE HEREBY AGREE to give 60 days notice ending on the last day of the month of my/our intention to withdraw from the Co-operative. I/WE UNDERSTAND that I/we are entitled to a refund of my/our Share Purchase subject to any liens there may be against the Shares howsoever arising and that the refund may be withheld for a period not exceeding six months. I/WE UNDERSTAND that a portion of the refund of my/our Share Purchase may also be withheld and applied against any repairs or cleaning charges that may be necessary to render the unit occupied by me/us to its original condition.

I/WE HEREBY AUTHORIZE Byrne Creek Housing Co-operative to obtain such reports or other information as may be deemed necessary in connection with the establishment and maintenance of a credit account or for any other direct business requirement.

\_\_\_\_\_  
Applicant's name (please print)

\_\_\_\_\_  
Applicant's Signature

Dated at \_\_\_\_\_, BC this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_ (Year)

\_\_\_\_\_  
Co-Applicant's name (please print)

\_\_\_\_\_  
Co-Applicant's Signature

Dated at \_\_\_\_\_, BC this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_ (Year)



# Rental Application Addendum

## SCHEDULE "A"

(Each tenancy candidate must complete a separate application)\*

### Information\*\*

The word "**Information**" means credit information, personal information, information about the services you use that are provided by **the Landlord as listed in this rental application** and information relating to your tenancy at **the Premises applied for in this rental application** including information regarding the duration of your tenancy, monthly rent, emergency contacts and any matters relating to your lease/tenancy agreement, including misrepresentations relating to, defaults under and/or breaches of your lease/tenancy agreement.

"**Credit Information**" means information about you, including your name, age, date of birth, occupation, place of residence, previous places of residence, occupancy length, marital status, co-occupant's/spouse's/same-sex partner's name and age, number of dependants, particulars of education or professional qualifications, field of employment, places of employment, previous places of employment, employment durations, estimated income, paying habits, outstanding debt obligations, cost of living obligations, involvement in bankruptcy proceedings or landlord and tenant disputes, assets, and banking information (including account and credit card information).

"**Personal Information**" means information about you other than credit information that is relevant to your suitability as a tenant, including your social insurance number (optional), driver's license number, vehicle license plate number, vehicle make and year, and information from references which you provide about your character, reputation, physical or personal characteristics or mode of living or about any other matter concerning you that is relevant to your suitability as a tenant.

### Collection, Use and Disclosure of Information:

In consideration for **the Landlord** accepting you as a tenant and entering into a lease/tenancy agreement with you, you expressly consent to and authorize the following:

- The Landlord** may obtain Information about you through a tenant check and/or credit or consumer report conducted by [Rent Check Credit Bureau](#) and as permitted or required by law. You expressly authorize [Rent Check Credit Bureau](#) to provide Information regarding you to **The Landlord**.
- The Landlord** may use Information about you to determine your suitability as a tenant and as permitted or required by law.
- The Landlord** may disclose Information about you as permitted or required by law and to [Rent Check Credit Bureau](#) in order to be included within a database of tenant information, and/or within a file on you, for purposes of:
  - tenant reporting and credit reporting in accordance with the *Consumer Reporting Act* (Ontario);
  - establishing a credit history and a rental history;
  - comparing with aggregate statistical data for purposes of tenancy and credit scoring; and
  - supporting the credit approval process.
- You expressly authorize [Rent Check Credit Bureau](#) to retain Information regarding you indefinitely for the purposes outlined in section 3 above, subject to any applicable legal restrictions.
- You expressly authorize [Rent Check Credit Bureau](#) to disclose Information regarding you to its members and subscribers as required or permitted by law and for the purposes outlined in section 3 above.
- You agree that you will not withdraw your authorization and consent to the collection, use and disclosure of Information about you by [Rent Check Credit Bureau](#) as outlined in sections 1 to 5 above.
- You agree that all statements on this Residential Rental Application are true and you expressly authorize all references given to release information about you to **the Landlord** for verification subject to sections 1 to 5.

Please provide your consent by checking the following box and signing in the appropriate space below:

Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

I have read, understood and voluntarily agree to the terms and conditions outlined above.

I have read, understood and voluntarily agree to the terms and conditions outlined above

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Co-Applicant's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date (yyyy / mm / dd)

\_\_\_\_\_  
Date (yyyy / mm / dd)

\*Signature space is provided for applicant and co-applicant however Rent Check suggests that if more than 2 applicants that the landlord provides each tenancy applicant with a separate copy of this Residential Rental Application for completion.

\*\*DISCLAIMER: Rent Check does not represent, warrant or guarantee that this Consent Statement will be valid or enforceable in all circumstances or for every landlord. Each individual landlord should modify the language of this Consent Statement to suit their individual circumstances, and should obtain legal advice regarding the appropriate consent to be obtained from their prospective tenants.