

YORK CONDOMINIUM CORPORATION NO. 529
(the "Corporation")

CIVIL BEHAVIOUR RULE

WHEREAS the Corporation has the power pursuant to section 58 of the *Condominium Act, 1998*, as amended, (the "Act") to pass rules respecting the use of common elements and units to:

- a. promote the safety, security or welfare of the owners and of the property and assets of the corporation; or
- b. prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the corporation.

AND WHEREAS the Corporation has a legal obligation to provide a safe working environment and intends to take all reasonable steps to protect its board of directors, the property manager or any staff, employee, agent, invitee or contractor of the Corporation from inappropriate conduct or workplace violence and harassment;

AND WHEREAS the following rule is intended to:

- a. provide a safe community for the residents of the Corporation as well as a safe workplace;
- b. hold unit owners and residents accountable for conduct which interferes with the rights of others to be free from threats, harassment, or violence in their community or in their place of work;
- c. ensure that the board of directors and staff will be able to perform their duties and will not suffer from interference, intimidation, harassment or violence by others;
- d. avoid the monopolization of the time and limited resources of the Corporation's board of directors and its agents (including, but not limited to, its property manager), which unreasonably interferes with, and detracts from, the efficient operation of the Corporation;

THEREFORE, it is hereby enacted, as Rule 38 of the Corporation's rules, the following:

38. Civil Behaviour Rule

Unit owners, tenants, their families, residents, guests, visitors and servants of residential units in the Corporation shall comply at all times with the following rules.

1. **Definitions:** - For the purpose of this rule:
 - a. "**Staff**" shall mean the property manager or any employee, agent, invitee or contractor of the Corporation.

- b. **“Uncivil Behaviour”** shall mean any behaviour that in the opinion of the board of directors, in its sole discretion, is:
- i. demeaning, sarcastic, bullying, intimidating, rude, disruptive, aggressive, oppressive, harassing, or violent;
 - ii. monopolizing or making disproportionate use of the time of the board of directors or the Staff;
 - iii. a nuisance; or,
 - iv. a behaviour that the board deems to be uncivil, by way of policy, as passed by resolution of the board from time to time.
2. Uncivil Behaviour is not permitted on the common elements, including Uncivil Behaviour in any dealings, communications, or social media postings with respect to the Corporation, its board of directors, or its Staff.
3. No one shall interfere with or impede the board of directors or any Staff, from carrying out their duties and obligations pursuant to the *Act*, the Corporation’s declaration, by-laws or rules, or pursuant to any agreement to which the Corporation is a party.
4. If the board of directors, in its sole and absolute discretion, deems that a person has breached this rule, then the board of directors may require the person to refrain from any behaviour, action and/or activity that breaches this rule, or may specifically direct the manner in which the person may conduct himself/herself and/or communicate with the board of directors or staff, including without limitation:
- a. restricting the direct contact that the offending person may have with other unit owners, residents, the board of directors or Staff;
 - b. requiring that the offending person only communicate with the board of directors or Staff in writing or via a third party;
 - c. requiring that the offending person not come within a certain distance of certain other persons, including unit owners, residents, the board of directors or Staff, in so far as the physical configuration of the property permits (and where it does not, keeping the maximum possible distance);
 - d. requiring that the offending person not come within a certain distance of the management office or other physical location on the property, in so far as the physical configuration of the property permits (and where it does not, keeping the maximum possible distance);
 - e. requiring the offending person to provide a retraction of any written statements; and,
 - f. requiring the offending person to provide a written apology to the offended unit owner, resident, director or Staff;

- 5. Notwithstanding any restrictions that the Corporation may place on a unit owner or resident's communication with the board of directors or the Corporation's agents, unit owners or residents may contact property management in the event of any emergency where there is an imminent risk of injury to any person or damage to property. Such contact must at all times be courteous and respectful.
- 6. **Costs:** All costs, charges and/or expenses, including professional costs and expenses on a full indemnity basis, incurred by the Corporation in connection with these rules, including, but not limited to, the enforcement of any provision in these rules, shall be the sole responsibility of the owner of the unit who was the cause of incurring the cost, charge or expense (or who is responsible for the actions of the tenants, residents, guests or visitors of his or her unit that caused the costs, charges or expenses to be incurred). All such costs, charges and/or expenses shall be deemed to be an additional common expense attributable to the owner's unit and are recoverable as such.
- 7. **Severability:** Each of the provisions of this rule, and any corresponding policies passed by the board of directors from time to time, shall be deemed to be independent and severable. The invalidity of any part or parts of this rule shall not impair or affect, in any manner, the validity and enforceability of the balance thereof.
- 8. **Waiver:** No restriction, condition, obligation or provision contained in this rule shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

The foregoing rule is hereby enacted by York Condominium Corporation No. 529, said rule having been passed by the board of directors on the 23 day of April, 2024, pursuant to section 58 of the Act, and became effective on the 23 day of July, 2024.

DATED this 9 day of August, 2024.

YORK CONDOMINIUM CORPORATION NO. 529

Per: _____
 Name: _____
 Title: _____

Per: Tim Hughes
 Name: Tim Hughes
 Title: Treasurer

We have the authority to bind the Corporation.