

### **THE DIFFERENCES BETWEEN:**

<b>RENTAL COMMUNITIES</b>	<b>NON-PROFIT CO-OPS</b>
Owned by landlords, property owners or residential developers	Collectively and democratically run by members through an elected Board of Directors
Rental application is approved after credit and landlord checks	4-step application process: <ul style="list-style-type: none"> <li>• attendance at an Orientation and application;</li> <li>• financial verification (credit and landlord checks);</li> <li>• interview;</li> <li>• Board approval (as per By-law #5)</li> </ul>
Sign a rental agreement or lease for 1 year usually and submit 1 <sup>st</sup> and last month's rent	Sign an OCCUPANCY AGREEMENT, which includes your PARTICIPATION REQUIREMENTS, and submit 1 <sup>st</sup> month's HOUSING CHARGE and a MEMBER DEPOSIT equal to 1 <sup>st</sup> month's housing charge, to cover damage left in unit, <b>NOT</b> to cover the last month's housing charge (as per By-law #4)
You become a tenant and pay a monthly rent once you move into a unit or apartment	You become a member of the Co-op and pay a monthly housing charge once you move into an available unit
A janitor or concierge is on duty for repair or maintenance issues	You are expected to deal with routine basic maintenance in your unit. Participating members will respond to calls for repairs or maintenance issues. (as per By-law #6)
City of Ottawa's Rental Housing Property Management Bylaw and the Residential Tenancies Act govern rentals	By-law #6 MAINTENANCE AND IMPROVEMENTS BY-LAW, and other By-laws voted on by the members in 2019, govern the Co-op
Annual rent increases are set by the Ministry of Municipal Affairs and Housing (MMAH)	Co-op members democratically vote on HOUSING CHARGE increases after the Board presents the annual budget (as per By-law #3)
Rents are at an all-time high	Co-op HOUSING CHARGES remain reasonable as long as all members participate and do the work to keep the costs down  (see the list of Committees and jobs on the website)