

# **Dalhousie N\P Housing Co-operative Inc.**

## **By-law No. 3A**

### **Occupancy By-law**

A By-law which contains the rights and obligations of the  
Dalhousie N\P Housing Co-operative Inc. and its members.

Passed by the Board of Directors on the 9<sup>th</sup> day of  
November, 2000.

Confirmed by the Members on the 27<sup>th</sup> day of  
May, 2001.



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OCCUPANCY BY-LAW.....

**Bylaw No. 3A  
Occupancy By-law**

This By-law contains the rules under which the Dalhousie N/P Housing Co-operative provides housing for its members, and the rights and obligations of both the co-op and its members. The *Co-operative Corporations Act* (the *Act*) regulates how the co-op must be run. Certain parts of the *Act* contain rules,

1. ABOUT THIS BY-LAW.....

**Article 1: About This By-law, Schedules and Appendices**

1.1

Occupancy Agreement

- (a) The Occupancy Agreement, Schedule A, is part of this By-law. Members must sign it when their membership in the co-op begins. The Occupancy Agreement includes Terms of the Member's Housing Charge Subsidy, Appendix C, if it applies to the member. The co-op and the members must obey this By-law and the Occupancy Agreement even if a particular member has not signed an Occupancy Agreement.
- (b) Some by-laws and agreements, such as the Housing Charge Subsidy By-law and Performance Agreements, only apply to certain members. These members must obey them.

1.2

Priority of This By-law

- (a) This By-law takes the place of or amends all previous by-laws or resolutions that deal with the occupancy rights and obligations of the co-op and its members. Any future by-law can only amend this By-law if the future by-law states that it is doing so. No one can commit to anything dealing with occupancy rights except where they are authorized under this By-law. Any unauthorized commitment is not effective.
- (b) If there is a conflict between documents, the following will govern in the order in which they appear:
  - first, the *Act*
  - second, the Articles of Incorporation
  - third, this By-law, and
  - fourth, the other by-laws of the co-op, unless the by-laws state differently.

## 2. MEMBERS' RIGHTS

### Article 2: Members' Rights

#### 2.1

the Co-op's Facilities

Members of the co-op have the right to:

- live in their housing unit
- use their parking space if any, and
- use the co-op's common facilities.

Co-op by-laws and rules limit members' rights.