

Modifying Your Home

If you have questions or concerns about the changes you can make to your home or yard, contact Civida.

Decorating

If you wish to hang pictures or photos, please use small finishing hooks.

- Tenants may not repaint, add wallpaper, change the flooring, redecorate, finish the basement, add or remove walls, or any make any other interior changes.
- Tenants may not add or remove fencing, install items such as sheds, gazebos, decks, patios, or play structures, or make any other changes in the yard.

Basements and additional bedrooms

- Community Housing townhouses may have a concrete basement. Concrete basements are not dry basements and may leak.
- These basements are not fit for bedrooms or other living accommodations.
- The basement can only be used for storage at the risk of the tenant.

If a tenant requires additional bedrooms for their household because their household has changed, please complete a

Change of Household Information form and a Transfer Request form, available online at www.civida.ca or in the office. Do NOT create a bedroom in the basement - this is a fire safety issue.

Tenant installed air conditioners

Tenants may install portable floor model air conditioners in their homes after receiving Civida approval. Window hung air conditioners are not allowed. Tenants must request approval for an air conditioner in writing.

The Civida maintenance department will evaluate their request to ensure it meets Civida's standards.

- Window hung air conditioners are not allowed unless specific permission is granted by Civida.
- Air conditioners must not be combined heater/conditioner units.
- The installation and operation of air conditioners must not disturb other tenants.
- The tenant may install the air conditioner themselves using the factory provided vent if it can be installed without screwing to the window frame.
- The installation, operation, and maintenance of the air conditioner must comply with the manufacturer's recommendations.

- No additional electrical outlets or circuits can be installed. Tenants must ensure they use the correctly rated circuit breaker for the circuit used by the air conditioning unit.

For more information about installing an air conditioner, contact Civida.

Satellite dishes, radio and tv antenna

- Tenants may install satellite dishes or radio or TV antenna after receiving Civida approval.
- Tenants must make this request in writing.
- Satellite dishes or radio or TV antenna may be installed in a fenced yard area on a stand-alone tripod.
- Satellite dishes or radio or TV antenna cannot be installed into the fence, window frame, roof, or any other part of the building.

For more information about installing satellite dishes or a radio or TV antenna, contact Civida.

Ceiling fans

- Tenants may install ceiling fans after receiving Civida approval.
- Tenants must make this request in writing.
- If approved, installation must be completed by a qualified electrician.

- Tenants will be asked to provide documentation to show that this was done.

For more information about installing ceiling fans, contact Civida.

Aids for daily living

Civida supports our tenants who require aids for their daily living. Tenants may install aids for daily living after receiving Civida approval. Tenants must make this request in writing.

Aids to daily living are any items which are needed to make everyday life easier. These can include, but are not limited to, grab bars, specialized seating devices, etc.

Tenants must return the unit to its former state unless the installed aid is approved for retention by Civida.

Where possible, Civida will help tenants apply to Alberta Aids to Daily Living to cover the cost of needed aids.

Tenants are not allowed to create a bedroom in the basement.