

## Hewitt Place

Hewitt Place is an independent living residence. It offers affordable rental housing.

Hewitt Place residences have bachelor or one bedroom suites that are rented out on a monthly basis. Often this will appeal to seniors who can care for themselves without outside assistance but who live alone.

Hewitt Place provides a combination of private living space on one level, complimentary laundry security doors, as well as night security.

Hewitt Place residents are always welcome to participate in all the many recreation activities provided by the assisting housing facility.

Bachelor Suite	315 sq ft	\$667.00
One Bedroom	630 sq ft	\$1028.00

## HEWITT PLACE REGULATIONS

### GENERAL:

Residents are to respect the rights of other residents and staff members. Shouting, excessive noise and bad language or any other behavior that infringes on the rights of others is a violation of your lease agreement.

As of September 15, 2009, all areas of the building are non-smoking including your suite.

The United Church Housing Corporation does not provide insurance for residents' personal property or third party liability. You are encouraged not to keep large sums of money or valuable items in your suites

No pets are allowed.

Please refrain from feeding the squirrels peanuts, some of residents may have allergies towards peanuts.

Please speak to the Administrator if you have any complaints or concerns.

### RENT:

Rent is payable in advance on the first day of each month. When the first day of the month falls on a weekend or holiday, rent may be paid on the first working day of the month. Post-dated cheques may be left with the administration office.

### DEPOSIT:

As July 1st, 2019 the security deposit will be equal to one month rent \_\_\_\_\_ prior to admission and in the event that a request to hold a suite is made. The security deposit is refundable with interest when a tenant vacates, providing rent is not in arrears and there is no damage to the room(s) other than normal wear and tear.

### VIOLATION OF LEASE AGREEMENT:

Resident violation the lease agreement will be given a verbal warning, a written warning, and finally a notice to vacate.

### BUILDING SECURITY:

The entrance door is equipped with a keyless outdoor entry system. Visitors buzz the resident's suite# and speak to the resident. If the resident wishes to let the visitor in, they should press '9' and the door lock will be released for the visitor to enter.

### HEATING:

The building will be heated from October to June of each year or as required (to be determined by the Administrator). **In severe cold don't leave your window open.**

#### UTILITIES:

Residents are responsible to have power transferred into their name upon move in and must provide proof of connection to the office.

#### HOUSEKEEPING:

Staff will clean halls, entrances and sitting rooms. If a resident notices that a particular area needs attention they should notify housekeeping staff.

#### LAUNDRY:

Residents may use the laundry facilities and supplies to do their own personal laundry between 8:00 a.m. and 9:00 p.m.

#### HYGIENE AND PERSONAL CARE:

Residents are to practice good hygiene and personal cleanliness. This includes regular washing and at minimum a tub bath or shower once a week.

**Residents are responsible for their own personal and medical care to be arranged with Home Care as required.**

If another resident is ill, has fallen, or need assistance, please call 911 for an ambulance. Do not lift a resident yourself.

Should a residents' health deteriorate to the point where he/she no longer remains independent, alternative living arrangements must be made.

#### RECREATION AND ACTIVITIES:

Live entertainment, bingo, games, exercises; bowling, video movie showings are scheduled throughout the week. You are encouraged to attend these events. If you have any suggestions for the activity programs, please contact the Administration office or our Recreation Director.

Entertainment and monthly church services are held in the auditorium. The auditorium is available for large gatherings of family and friends, but must be booked in advance with the Recreation Director.

#### TELEVISION:

Television is the responsibility of the Tenant, and kept at a reasonable volume.

#### TELEPHONE:

Either Sasktel or AccessTelephones are able to be used for the security door operations.

#### FIRE DOORS:

Fire doors and laundry room door are to remain closed at all times.

**APPLICATION FOR ADMISSION TO  
HEWITT PLACE**

SURNAME: \_\_\_\_\_ GIVEN NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/PROV \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

TELEPHONE NO: \_\_\_\_\_ DATE OF BIRTH (mm/dd/yy): \_\_\_\_\_

HOW LONG AT THE ADDRESS ABOVE: \_\_\_\_\_

**NEXT OF KIN OR RESPONSIBLE PERSON:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

TELEPHONE NO: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**NEXT OF KIN OR RESPONSIBLE PERSON:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/PROV \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

TELEPHONE NO: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

ARE YOU A VETERAN: YES NO

DATE \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**WHEN COMPLETED FORWARD TO:**

**Mutchmor Lodge  
328 Century Cres.  
Regina, SK, S4T 6M1**

**SUITE PREFERENCE:**

**Current price**

BACHELOR SUITE  
WITH KITCHEN

\$667.00

ONE BEDROOM SUITE  
WITH KITCHEN

\$1028.00



4. That the Licensee covenants not to assign or to sublet said property;
5. That the Licensee covenants, for the period of this License, to indemnify and save harmless the Owner from and against all claims, suits or causes of action by way of or in behalf of any person or persons, corporation or corporations, or government authority arising from the granting of the License;
6. That the Licensee covenants not to carry on, nor permit to be carried on in the said property, any business or activity that may be deemed a nuisance by the City of Regina, in the Province of Saskatchewan, and if the Licensee commits a breach of any of the said by-laws or regulations the Licensee may be charged therefore;
7. That the Licensee covenants at all time during the term of this License and at the termination thereof, to keep and to leave that said property in good condition allowance being made for ordinary wear and tear or damage by fire, earthquake or by the elements excepted;
8. The Licensee covenants to be responsible for maintenance and/or repairs required due to normal use, wear and tear, (i.e. plugged drains, plugged toilets, broken windows, etc.) or any maintenance due to the Licensee's negligence. The Owner shall be responsible for structural repair and /or maintenance required;
9. The Licensee covenants to be responsible that any guest does not reside on the premises longer than fourteen (14) days unless with written authority of the Owner;
10. That this license is to carry on from the \_\_\_ day of \_\_\_\_\_, A.O., 20\_\_\_ and to continue month to month, subject to the right of the Owner to terminate this License upon one (1) license month's written notice to the Licensee, or that of the Licensee to terminate this license on one (1) license Month's written notice to the Owner. The license month means the monthly period on which the license is based, whether or not it is a calendar month, and unless otherwise specifically agreed upon by the Owner and the Licensee, the month shall be deemed to begin on the day on which the fees are payable;
11. The Licensee covenants to submit a **SECURITY DEPOSIT** in the amount of \$\_\_\_ for use of the said property upon the execution of this document. This security deposit shall be administered as required under the conditions of the **LANDLORD & TENANT ACT** of the Province of Saskatchewan.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.O., 20\_\_\_ .

\_\_\_\_\_  
LICENSEE

\_\_\_\_\_  
OWNER



# Mutchmor Lodge

To All New Residents

We would like to take this opportunity to welcome all new residents to Mutchmor Lodge and Hewitt Place.

We would like to remind residents of Mutchmor Lodge and Hewitt Place that the purchase of appropriate insurance is advised. The insurance policy should cover personal belongings and third party liability in the form of a package policy.

In addition, for residents using motorized wheel chairs they must have United Church Housing Corporation named as beneficiary with a 5-million-dollar liability policy. A copy of the insurance must be supplied to United Church Housing.

Thank you,

Administrator  
Mutchmor Lodge  
328 Century Cres  
Regina, SK  
S4T 6M1  
306-352-8034