



## Tenant Insurance Policy

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### Policy:

The purpose of the policy is to implement the requirement of mandatory Tenant Content and Liability Insurance coverage.

### Background:

Tenant insurance covers the cost of repairs or replacement of the tenant's personal belongings, temporary accommodations if relocation is required, and liability claims for damage caused by the tenant or its guests to GSHC property or other people's property. Tenant insurance is separate from the Landlord's insurance coverage.

The Tenancy Agreement includes the following clause:

#### *Tenant Insurance:*

- a) *The tenant shall be responsible for obtaining at its own expense, adequate insurance coverage against damage to the unit, loss of personal property and public liability prior to lease signing and at annual review.*
- b) *The tenant agrees to provide a copy of the Certificate of Insurance proving it is in effect and to notify the Landlord in writing if such insurance is cancelled or otherwise terminated.*

If the tenant fails to obtain or maintain adequate insurance coverage as a condition in the tenancy agreement, then a landlord may bring an application under section 64 of the Residential Tenancies Act for the termination of a tenant who fails to comply with this condition.