

Code of conduct Jasper Interim Housing

For residents of the Town of Jasper interim housing sites



Last updated: April 30, 2025

Our goal is to provide all residents, and the staff supporting them, with a respectful, inclusive, and safe environment.

To foster harmony in this shared environment and ensure compliance with applicable laws and regulations, all tenants must adhere to the following rules.

In addition to the terms of your lease agreement and this Code of Conduct, engaging in any activity that:

- causes or has the potential to cause significant damage to the unit, common areas, or surrounding land;
- puts your safety and/or the safety of other tenants or personnel at risk;
- fails to maintain the premises in a reasonably clean condition;
- significantly interferes with the quiet enjoyment of other tenants;
- constitutes bullying, harassment, assault, or other disruptive or aggressive behaviour;
- engages in any illegal activity or operating an illegal business;

will not be tolerated and is grounds for immediate termination of your lease agreement and eviction from the unit in accordance with the terms of your lease.

Your general obligations

- You must abide by the terms of your lease agreement at all times.
- To protect you and your belongings in case of an emergency, you are required to obtain tenant insurance.
- You must keep your unit and the surrounding property in clean condition and dispose of all garbage, and other waste in a proper manner and in accordance with any direction provided by the landlord.
- You are solely responsible for any damage (caused by you or guests) to the units and/or land, or environmental damage caused to the land and understand that you are responsible for covering any costs related to clean up or repair related to such damage.
- If repairs are needed, please report it to the property manager.
- You are responsible for the actions of your guests and any other occupants in your unit.
- You may not store personal items in the unit's mechanical room or any items that may block its access. Doing so impedes our ability to conduct routine maintenance and repairs.

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- You must take care of the unit and avoid causing damage to infrastructure such as walls, sinks, kitchen utilities, etc. Tenants are fully responsible for any damage done to their units.
- You may not install wires, electric lights, television or radio connections on the property without prior approval from the Canadian Red Cross.
- You will be responsible for damage to floors or walls by rain or wildlife if windows or doors are left open.
- You will be responsible for damage to plumbing or other fixtures, including freezing if the heat is turned off during a cold weather event.

Storage space

Tenants of non-dorm style units will be provided with an outdoor storage shed to store their personal belongings.

- You are responsible for its maintenance. The sole responsibility for the Canadian Red Cross is the provision of this storage space.
- You may not store flammable or combustible liquids and materials, food and perishable items, and any other item that violates your lease agreement, the Code of Conduct, or laws and regulations applicable to the interim housing sites.
- Storage sheds are for personal use only. Subletting or leasing shed access to other residents is not permitted.
- You are responsible for ensuring your shed is locked and secure. The Canadian Red Cross is not liable for the loss, theft, or damage of items stored in your shed. Please check with your insurance company to verify that goods stored in the shed are covered by your policy for lost, stolen or damaged items.
- Wilful damage or neglect of the shed by the tenant may result in forfeiture of the right to use a shed and will be responsible for the cost to repair or replace the shed.

Parks Canada and Municipality of Jasper rules and regulations

All residents are required to adhere to all applicable laws and regulations and in particular municipal bylaws and National Parks regulations. Please note:

- The Municipality of Jasper has numerous bylaws to create safe spaces for both residents and visitors. Information about applicable bylaws, including, but not limited to the [Conduct in Public Places Bylaw \(PDF\)](#), [Noise Bylaw \(PDF\)](#), [Nuisance Bylaw \(PDF\)](#), [Smoking Control Bylaw \(PDF\)](#), etc. can be found at the following link: [bylaw directory](#).
- The Parks Canada visitor guidelines set out the rules applicable to Parks Canada land and are available here: <https://parks.canada.ca/voyage-travel/regles-rules>.
- Tenants are required to abide by any orders, directions, or restrictions issued by Parks Canada Superintendents when issued. <https://parks.canada.ca/pn-np/ab/jasper/bulletins?v=a>

Safety and security

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Safety and security are everyone's responsibility.

- **Trespassing into other tenants' units without invitation or entering restricted access units is strictly prohibited.**
- **Tenants must notify the Canadian Red Cross immediately of any damage or other issues in the units, common areas, or on the surrounding property.**
- Tenants are required to adhere to Parks Canada rules and guidelines regarding living safely with wildlife at all times, including adhering to restrictions regarding feeding wildlife, garbage storage, etc.
- **Smoking and/or vaping is not permitted within the units or common areas.** It is only permitted in designated areas outside unless otherwise directed or restricted by municipality of Jasper or Parks Canada. Per the Municipality of Jasper's bylaws, the consumption of cannabis is not permitted in any public place within the Municipality of Jasper.
- Alcohol consumption is permitted inside your unit and within an area of two metres outside your unit. The area outside of the two metres around your unit is considered public space and relevant Municipality of Jasper bylaws apply.
- Duplication or distribution of keys provided by the Canadian Red Cross that allow access to any portion of the units or common areas for anyone other than those staying in your unit are strictly prohibited.
- Parents or guardians are responsible for those in their care, at all times. Infants, toddlers, and young children should not be left unattended.
- No open fires are allowed anywhere on the property, including units and common areas.

Fostering a respectful and inclusive environment for your neighbours and other residents

- Most units are in close proximity to each other and sound travels easily. Some residents also work at night and rest during the day. Please keep noise at a minimum, especially between the hours of 10 pm and 7:30 am on weekdays, and between the hours of 10 pm to 10 am on weekends and statutory holidays.
- In common unit areas, please keep the volume of phone conversation low and avoid using your phone on speaker mode to ensure everyone's privacy and comfort.
- Treat everyone with kindness and respect, regardless of their race, ethnicity, age, religion, gender, sexual orientation, family status, or ability.

Pets

In Jasper townsite, the [Domestic Animal Bylaw \(PDF\)](#) applies. Tenants are reminded:

- Pets are allowed in the units. If you are sharing a duplex trailer with another household, ensure that your pet does not disturb the other household. This includes disturbances such as noise, odour and safety concerns.
- All dogs and cats require an annual licence through the municipality.
- Clean up after your dog. Scoop the poop!

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- All pets must be kept under physical control (i.e. on a leash or in suitable confinement).
- Do not let your animal be a public nuisance by barking or howling and disturbing others.

Failing to adhere to this code of conduct and/or your lease agreement may result in the termination of the lease agreement and eviction from the unit.