

# OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 815

(“the Corporation”)

## CONDOMINIUM RULE respecting VIOLENCE AND HARASSMENT

[Date of Board Resolution November 26, 2025]

### Introduction

The following Rule respecting the use of the common elements and units are made to promote the safety, security and welfare of the Owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.

The Corporation may pass additional Rules or amend or delete existing Rules from time to time in accordance with the Condominium Act, 1998.

### **1. Violence and Harassment**

- 1.1 The condominium property constitutes a “workplace” of the Corporation, as defined under the *Occupational Health and Safety Act*. Workplace violence and harassment (each as defined under the *Occupational Health and Safety Act*) are prohibited.
- 1.2 The Corporation has a policy respecting workplace violence and harassment. A copy of this policy is available for review.
- 1.3 No one shall treat any other person with violence and/or harassment. Violence and/or harassment (as defined below) are also prohibited against the following persons:
  - The members of the Board;
  - All officers, employees or agents of the Corporation;
  - The Corporation’s Manager and all representatives of the Manager;
  - Owners and occupants of the units, and their guests, contractors and other invitees (while on the property).

“*harassment*” means engaging in a course of vexatious comment or conduct against another person that is known or ought reasonably to be known to be unwelcome; and includes sexual harassment.

“*violence*” means,

- (a) the exercise of physical force by a person against another person that causes or could cause physical injury to the other person,

(b) an attempt to exercise physical force against another person that could cause physical injury to the other person, OR

(c) a statement or behaviour that it is reasonable for another person to interpret as a threat to exercise physical force against the other person that could cause physical injury to the other person.

- 1.4 Violence and/or harassment constitute a prohibited nuisance.
- 1.5 If any individuals as defined in section 1.3, above, experiences violence or harassment on the property of OCSCC 815, that individual may inform the Corporation about the violence and harassment, in writing, to the Corporation's Property Manager, following which the Corporation will take the appropriate steps to investigate the matter as may be appropriate, and take any further action as may be appropriate, in the management and administration of the condominium corporation.
- 1.6 If, at any time, any individual on the property of OCSCC 815 feels at risk for their safety or well being, the individual is advised to call the Police or 911 to deal with the situation. The condominium corporation does not have the authority, the personnel, the training, or the ability, to respond to such situations. Once the situation has been dealt with by the relevant authorities, the individual may also advise the Corporation, as per 1.5 above.