

# Neighbourly North's Ethical Standards



At Neighbourly North, we recognize that across Canada, and here in the North, there is an increasing lack of affordable housing options for low income earning individuals and families. Whether these people are new to our community, or have been here for a long time, we think it's important that there is a wide spectrum of housing opportunities to serve people from all walks of life.

That is why we have developed the Neighbourly North Ethical Standards, which guides our decision making related to which properties we allow on our marketplace.

We are the largest stakeholder in our communities' short-term residential rental markets and believe that we are the gold standard of both quality offered to our customers, and corporate social responsibility. Our intent is to ensure that the infrastructure that we market and rent on a short-term basis, is in no way disruptive to our community's most vulnerable.

We require all users of Neighbourly North who choose to list their properties on our website to verify:

## **IF THE PROPERTY WAS RECENTLY LEASED ON A 12-MONTH TERM**

- The previous tenants were not evicted; and
- The previous rents were not below market (as established by the Territorial Bureau of Statistics);
  - Unless the property has been substantially renovated since the end of the most recent lease; or
  - The property was rented out to immediate family members

## **IF THE PROPERTY WAS NOT RECENTLY LEASED ON A 12-MONTH TERM**

- The property is the user's primary residence; or
- The property has historically been operated as a short-term rental; or
- The property has been unoccupied for 3+ months

Our commitment to keeping Neighbourly North's business activity healthy stems from the relationships that our users have with the community, both as guests and homeowners. We believe that our marketplace facilitates essential medical travel, business travel, government travel, need-based travel from Northern communities, remote workers, and extended-stay tourism; and we do so with the community in mind.

If you have any questions or concerns about this document, or how it might apply to you, please send us an email at [info@neighbourlynorth.com](mailto:info@neighbourlynorth.com).

Yours truly,

Ben Pereira  
President  
Neighbourly North