

Making Changes or Alterations to your Unit

London and Middlesex Community Housing (LMCH) only allows some changes and installations in units. Satellite dishes, air conditioners, gardens and yards do not need written approval if you follow the guidelines on this information sheet.

If you wish to make other changes, you must put your request in writing, noting all the details of materials and installation, then wait for written approval from the Property Manager. We won't give you permission to add height to your fence, renovate your basement, or install flooring (especially peel-and-stick tiles). ***If you make changes to your unit, you must pay the total cost to return your unit to its original state at the termination of your lease.***

Satellite Dishes



- Only one satellite dish per unit.
- Dish must be installed by a qualified professional.
- Dish must **not** be attached to trees, fences, building walls or roofs.
- To get the cable into your unit, the professional installer may carefully drill a hole through the frame of the rear door, balcony, or patio door. Entry through brick work, windows or foundation is not permitted. Drilling through the caulking as opposed to a window (or door) frame is acceptable. They must seal the area around the cable once installed.
- Satellite dish must be free-standing (example: a tripod) and not higher than 8 feet. It must be weighed down on a free-standing structure or tripod so it doesn't fall. It may not be attached to a balcony or the building. It can be tap-connected to the structure or tripod on a patio stone and put in your yard or on your balcony. Holes are not to be drilled in concrete balcony floors or brick walls.
- The satellite dish must be removed when you move out. ***We will charge you if the satellite dish wasn't properly installed, or we have to remove it.***

Air Conditioner Installation



- Air conditioner must be installed by a qualified installer in a professional manner.
- The existing window or frame may not be modified in any way to accommodate the air conditioning unit.
- If the qualified installer removes any window sash to make room for your air conditioning unit, you must safely store it, and you must return the window to a fully operating condition when the air conditioning unit is removed.
- Your existing electrical circuit might not be powerful enough to run your air conditioner. LMCH is not responsible for adding, modifying, or supplying an adequate power supply to your unit. You may pay a certified electrician to install the appropriate receptacle on the wall close to the air conditioning unit at your own expense, if you choose. You may also be able to use a special extension cord recommended by the manufacturer of your unit. The cord may not lay on the floor.
- Air conditioner must be in good repair.

- The air conditioner must not be attached to the building, but you must make sure that it is supported well enough to be safe and secure, and not create a safety risk.
- Air conditioner noise must not bother other tenants.
- All air conditioners produce condensate. You must not allow the condensate (water) generated by the air conditioner to fall onto any part of the building. The unit must drain properly and not damage LMCH property. If you live in a high-rise, you will need to put a bucket under your air conditioner to catch water. You must empty the bucket often. If you live in a townhouse or house, your air conditioner must drain away from the wall.
- You are responsible for all the costs related to the installation and/or removal of the air conditioning unit, as well as any repairs to the building as a result of this work. You are also responsible for the costs of any damage to LMCH property. You must remove the air conditioner when you move out.

Front gardens



- If you live in a townhome, semi-detached or single home, you may plant in the area in front of your home, provided that you maintain your garden.
- The size of any front garden must not go beyond the front porch or step, or beyond the boundaries of your unit (approximate size: 1.3 metres wide, 2 metres long, depth no higher than the porch).
- Plants or shrubs must not be higher than the bottom of any front window (do not block any windows).
- Trees are not permitted.
- If water begins to penetrate your home's foundation (basement leak), you will be asked to remove the garden.
- Pressure treated wood, decorative brick, and rocks are permitted to create a boundary or edge around your garden, but they must not be higher than the height of your porch.

Back yards



- You will not be given permission to make your fence higher.
- Plants or shrubs must not be higher than the bottom of any window (do not block any windows). Trees are not permitted. Ivies may not be attached to the wall of the unit or to the fence.
- You will not be given permission to have a shed larger than 2.5 metres x 3 metres x 3 metres.
- Pool size must not exceed _____ and must be emptied daily.
- Fire pits, chimneas, open fires are not permitted.
- Porticos, gazebos, and other structures must have approval in writing in advance of installation.
- All items must be at least 1 metre away from the back wall.

If you have any questions, contact LMCH at 519-434-2765.



Property Services