

Town of Arborfield

Policy: 24-001

Public utility service account arrears by tenants

Background

1. Public utility services such as water, sewer, garbage disposal and recycling disposal are provided to the residents of town. These services are billed to the resident of the property which may be a tenant and not the owner. In the event that these accounts become in arrears, this policy deals with the procedure for collection of those arrears.
2. Legislative authority under Section 31(1) and (2) of The Municipalities Act stipulates that any arrears in the accounts for public utilities of the tenants of the land or buildings shall become a lien against the land and buildings and collected in the same manner as taxes are recoverable.

Procedure

3. In the event that the public utilities account of a tenant becomes in arrears over 90 days, a copy of the notice shall be sent to the owner of the property.
4. In the event that the tenant vacates the property and after 90 days the public utility account remains unpaid, the balance owing will be added to the owner's account for that property.
5. Any arrears in public utility services accounts that remain outstanding after 180 days may be added to the taxes for that property at council's discretion.

Adopted this 19 day of June, 2024