

Managing Rentals at The Orleans

Policy:

The Orleans allows ten owner rentals at the Orleans building in a calendar year. Each rental must conform to the standards laid out in the Board Rules and Regulations document.

Process:

1. Owners who are currently renting during the year 2023, and each consecutive year thereafter, will retain the right to rent out their units for the following year. Once they leave the rental pool or fail to rent their unit during any calendar year, their right to rent out their unit will be waived. If they wish to re-enter the rental pool, they will need to wait until a new opening occurs and they will be given priority based on seniority.
2. Owners who are currently renting their units must comply with the following conditions:
 - Notify the management company that they plan to rent their unit the following year by June 1st of the current year
 - Present a signed lease by August 1st
 - Comply with all of the rules concerning Rentals at The Orleans
 - Properly instruct their renters of the rules and policies of The Orleans
 - Lease out their unit for at least a three-month term during the current year
3. Rental eligibility process: On June 1st the management company will identify all owners who have met the requirements to rent their unit in the coming year, and will advise them that their rental application has been approved.
4. Should the number of qualified units available to rent fall below 10, a selection process to fill the list of units available to rent in the coming year to 10 will begin. Each application will be reviewed, and a list in order of ownership seniority will be prepared. An owner with the most seniority will be given first opportunity to rent out their unit. The seniority list will continue to be consulted until all available spots are filled up to ten units.
5. A waiting period of two years will be applied to new owners who wish to rent out their unit at The Orleans. After the waiting period, all applications will be reviewed based on ownership seniority.