

# ***ASSISTED LIVING***



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What you should consider before  
selling your home and moving into  
a rental unit or assisted living suite

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# ***What is Assisted Living?***

Assisted Living is housing intended for senior citizens and persons with disabilities. In assisted living, residents receive a private apartment combined with hospitality services like meals, linen laundry and light housekeeping. Activity programs are also provided.



In addition, residents **may** also receive some personal care services, such as help with bathing, dressing or mobility. To be assigned a subsidized suite, the individual must demonstrate a medical need for personal care services.

\* Note: All photos courtesy of Park Place Seniors Living residences.

# *Independent Living* → **ASSISTED LIVING** ← *Complex Care*

Assisted Living lies on a continuum between independent living and long term residential care/complex care.



*Left to right: Independent Living, Assisted Living, Complex Care*

Independent Living in a Retirement Residence is for residents able to direct their own lives who enjoy extra services, such as served meals and housekeeping. There are often recreational/social/activity programs provided. There are no subsidies available.

## **ASSISTED LIVING**

Some Government Subsidy

Complex Care (long-term care, continuing care, extended care) gives residents a private room in a secured care home, served meals, activities and housekeeping. Nursing staff are available 24/7. Spaces are often government subsidized.

Access to government subsidized long-term care is through local health authorities.

## *More spaces, more demand*



The number of assisted living units has expanded significantly in British Columbia during the last decade. Between 2004 and 2011, the number of units increased from 1,786 to 6,832.

However, with an aging population, demand has also increased. There is a waiting list for most government-subsidized suites.

Residents in Assisted Living can come and go as they please, so this form of housing is not secured and therefore not safe for seniors with dementia.

# *Subsidized & Private Pay Options*

- 2/3 of assisted living units in B.C. are publicly subsidized by regional health authorities and B.C. Housing
- Subsidized residents pay 70% of their after-tax income for their apartment and support services.
- Non-subsidized residents pay for their own accommodation and services. Rates vary from residence to residence.



Subsidized suites are allocated by the health authority and may require some combination of health assessment and means testing. Private pay suites can be rented without a means test or health screening, the same as any other apartment.

# ***Park Place Seniors Living***

Park Place Seniors Living operates the following assisted living residences in B.C.



Courtyard Terrace Assisted Living Residence,  
Burnaby



Mountain Lake Seniors Community (Campus of  
Care), Nelson



Shannon Falls Retirement Residence, (Campus of  
Care), Squamish

Sunridge Place (Campus of Care), Duncan  
(Joining Park Place in June, 2014 – not pictured)

A Campus of Care is a residence that offers more than one level of care, which allows residents to age-in-place. Mountain Lake and Sunridge both offer Assisted Living and Complex Care. Shannon Falls offers Independent and Assisted Living.

# Legislative Framework: Limited legal definitions

Ministry of Health

## Laws Related to Public Health in B.C.

### Community Care and Assisted Living Act

The [Community Care and Assisted Living Act](#) replaced the Community Care Facility Act in 2004.

<http://www.health.gov.bc.ca/pho/community-care-assisted-living-act.html>

- The legislative framework for assisted living is set out in Part 3 of the *Community Care and Assisted Living Act*.
- This framework primarily addresses the requirements for operation of an assisted living residence.

**IMPORTANT:** The B.C. Residential Tenancy Act does NOT apply to assisted living residences.

## ***Legislative Framework: Limited legal definitions***

- The framework does not clearly define the rights and responsibilities of residents in an assisted living facility. Therefore, individuals and/or families/care workers need to ensure they clearly understand the individual policies of each residence.
- Due to the skeletal nature of the current legislation, there are areas of legal uncertainty: get tenancy agreements in writing.



# ***Get it in writing***

- Obtain Agreement in Writing
- Given the weak legislative framework, always ensure a resident of an assisted living residence has an agreement in writing with the operator.
- The agreement should specify the rental and service terms, especially with respect to notice of termination and rent increases.

# ***Shared space & shared rights***

- Residents of an assisted living facility live in a congregate setting with other residents. Although each has a private room, there are shared areas for dining, socializing and activities.
- For many residents, the increased social contact is a bonus: they enjoy the opportunity to have friends and shared meals and activities.
- However, shared space also means taking the needs of others into consideration. This may impact habits like smoking or the choice to have a pet.
- Since the exercise of rights can negatively impact other residents and staff, tenant rights in assisted living are subject to reasonable limits to allow others quiet enjoyment of their residence.
- A further complication is that some residents may have health issues which may also need to be accommodated.

# *Policies on Pets*



- Different residences have different policies on pets. Some allow small pets: some do not.
- Because some seniors have animal allergies or other health problems, keeping a pet could pose health risks.
- Instead of individual pets, some residences have a 'house' pet or visiting animals.
- Whether personal pets are allowed should be discussed with the Assisted Living operator before moving in.

# ***Smoking Policies***

- Generally, assisted living residents may smoke outdoors in an area that is 3 metres away from a doorway, window or air intake of a building.
- Assisted Living facilities may designate an indoor smoking room but are not required to do so.
- Due to health and safety concerns, smoking inside personal suites or in the general shared areas is not allowed.

# *Choosing to Move*

Residents can choose to move out of assisted living or may be required to move due to increased requirements for care. When ending a tenancy, pay close attention to notice periods in the written agreement of tenancy.

- Remember, it can take longer for assisted living tenants to find suitable alternative accommodation. The residents may have restricted mobility, need ground-floor or one-level living space and may need to rely on others to help locate alternative accommodation.

# ***Resolving Complaints***

- The Assisted Living Registrar encourages residents to first approach the operator directly to resolve concerns and complaints.
- If the concern is not resolved, residents can lay a complaint through the Assisted Living registrar.

# *A Family owned, B.C. Company*



Over the past 20 years, Park Place Seniors Living has expanded from one care home to 18 seniors residences which, between them, offer a full range of services from independent living to complex care. Two additional homes are currently in development. This rapid expansion reflects the success of this B.C. based, family-owned company in meeting the needs of residents and their families. Park Place also provides care services for seniors under contracts with six different health authorities in B.C. and Alberta.

*Enriching the Lives of Seniors*



***Questions?***

