

COLLECTIVE AGREEMENT
BETWEEN
THE UNION OF NORTHERN WORKERS
AND
THE FORT SMITH HOUSING AUTHORITY

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ARTICLE 1

PURPOSE OF AGREEMENT

- 1.01 The purpose of this Agreement is to maintain harmonious and mutually beneficial relationships between the Employer, the employees and the Union, to set forth certain terms and conditions of employment relating to pay, hours of work, employee benefits, and general working conditions affecting employees covered by this Agreement and to ensure that all reasonable measures are provided for the safety and occupational health of the employees.
- 1.02 The parties to this Agreement share a desire to improve the quality, to promote well-being and increase the productivity of the employees to the end that the Housing Authority will be well and efficiently served. Accordingly the parties are determined to establish, within the framework provided by law, an effective working relationship at all levels in which members of the bargaining unit are employed.

ARTICLE 2

INTERPRETATION AND DEFINITIONS

2.01 For the purpose of this Agreement:

- (a) "Alliance" means the Public Service Alliance of Canada.
- (b) "Allowance" means compensation payable to an employee in addition to **his** regular remuneration payable for the performance of the duties of his position.
- (c) "Authority" means the Fort Smith Housing Authority.
- (d) "Bargaining Unit" means all employees of the Fort Smith Housing Authority excluding the **Secretary/Manager**.
- (e) "Casual Employee" means a person employed by the Employer for a period not to exceed four **(4)** months. **A** casual employee is **a** member of the bargaining unit. If the casual employment exceeds four

(4) months the employee shall be considered a term employee and shall be entitled to all benefits in this collective agreement retroactive back to the original date of hire.

- (f) A "common-law spouse" relationship is said to exist when, for a continuous period of at least one year, an employee has lived with a person, publicly represented that person to be their spouse, and lives and intends to continue **to** live with that spouse as if that person were their spouse.
- (g) "Compensatory leave" means that equivalent leave with pay taken in lieu of a cash payment.
- (h) "Continuous Employment" and "Continuous Service" means uninterrupted employment with the Housing Authority; and with reference to re-appointment of a lay-off his employment in the position held by him at the time he was laid off, and his employment in **the** position to which he is appointed shall constitute continuous employment.

- (i) "Day of Rest" in relation to an employee means a day (Saturday and Sunday) other than a holiday on which that employee is not ordinarily required to perform the duties of his position other than by reason of his being on leave of absence.
- (j) "Demotion" means the appointment of an employee for reasons of incompetence or misconduct, to a new position for which the maximum pay is less than that of his former position.
- (k) "Dependent" means a person who is the employee's spouse (including common-law), child, step-child, adopted child, foster child who is under twenty-one (**21**) years of age and dependent upon him for support or being twenty-one (**21**) years of age or more and dependent upon him by reason of mental or physical infirmity or any other relative of the employee's household who is wholly dependent upon him for support by reason of mental or physical infirmity.

- (l) "Employee" means a member of the bargaining unit.
- (m) "Employer" means the Fort Smith Housing Authority.
- (n) "Fiscal Year" means the period of time from April 1, in one year to March 31, in the following year.
- (o) "Grievance" means a complaint in writing that an employee, group of employees, or the Union submits to management, to be processed through the grievance procedure.
- (p) "Holiday" means the twenty-four **(24)** hour period commencing at 12:01 **A.M.** at the beginning of a day designated as a paid holiday in this Agreement.
- (q) "Lay-OW" means an employee whose employment has been terminated because of lack of work or lack of funding.
- (r) "Leave of Absence" means absence from duty with the Employer's permission.

- (s) "Manager" means the Secretary/Manager of the Fort Smith Housing Authority.
- (t) "May" shall be regarded as permissive and "Shall" and "Will" as imperative;
- (u) "Membership Fees" means the fees established pursuant to the By-Laws of the Union **as** the fees payable by the members of the Bargaining Unit, and shall not include any initiation fee, insurance premium, or special levy;
- (5) "Overtime" means work performed by an employee in excess of his/her regularly scheduled hour of work or work performed on a day of rest;
- (w) "Probation" means a period of nine (9) months from the day upon which an employee is first appointed to the Housing Authority, or **a** period of six **(6)** months after an employee has been transferred or promoted from within.

(x) "Rates of Pay"

(i) "bi-weekly rate of pay" means an employee's annual salary divided by **26.088**.

(ii) "hourly rate of pay" means an employees's daily rate of pay divided by either 2080 or 1950 respectively.

(y) "Representative" means an employee who has been elected or appointed as an area steward or who represents the Union at meetings with management and who is authorized **to** represent the Union.

(z) **A** "term" employee means an employee who is hired on a term basis with a definite completion date for a full time or a part time **position**;

(aa) "Union" means *the* Public Service Alliance of Canada as represented by its agent the Union of Northern Workers.

(bb) "Week" for the purposes of this Agreement

shall be deemed to commence at 12:01 A.M.
on Sunday and terminate at midnight on
Saturday.

- 2.02 Except as otherwise provided in this Agreement, expressions used in this Agreement, if defined in the Canada Labour Code or in the Regulations made thereunder, have the same meaning as given to them in the Code or Regulation.
- 2.03 Where the masculine gender is used, it shall be considered to include the female gender unless any provision of this Agreement otherwise specifies.

ARTICLE 3

RECOGNITION

- 3.01 The Employer recognizes the Union as defined in Article 2.01(aa) as the exclusive bargaining agent for all employees as described in the Certification Order issued by the Canada Labour Relations Board dated August 16, 1985.

DISCRIMINATION

- 3.02 The Employer and the Union agree that there shall be no discrimination, harassment, (sexual or personal) interference, restriction, or coercion exercised or practised with respect to any employee by reason of age, sex, race, creed, colour, national origin, political or religious affiliation, nor by exercising their rights under the Collective Agreement.

ARTICLE 4

APPLICATION

- 4.01 The provisions of this Agreement apply to the Union, the employees and the Housing Authority.

ARTICLE 5

FUTURE LEGISLATION

- 5.01 In the event that any law passed by Parliament

or the Government of the Northwest Territories, renders null or void or alters any provision of this Agreement, the remaining provisions of the Agreement shall remain in effect for the term of the Agreement. When this occurs the Collective Agreement shall be re-opened upon the request of either party and negotiations shall commence with a view to finding an appropriate substitute of equal value for the annulled or altered provision.

CONFLICT OF PROVISIONS

- 5.02 Where there is any conflict between the provisions of this agreement and any regulation, direction or other instrument dealing with terms and conditions of employment issued by the Employer, the provisions of this agreement shall prevail.

ARTICLE 6

STRIKES AND LOCKOUTS

- 6.01 During the term of this Collective Agreement, there shall be no lockout by the Employer and no interruption or impeding of work, work stoppage,

strike, sit-down, slow-down, or any other interference with production by any employee or employees.

ARTICLE 7

MANAGERIAL RESPONSIBILITIES

- 7.01 (1) Management shall exercise its right in a manner that is fair, reasonable and consistent with the terms of this agreement.
- (2) Except to the extent provided in this agreement, this agreement in no way restricts the Employer in the management and direction of the Fort Smith Housing Authority.

ARTICLE 8

RESTRICTION ON OUTSIDE EMPLOYMENT

- 8.01 An employee may carry on any business or employment outside his regularly scheduled hours of duty without interference from the

Housing Authority.

8.02 Employees are prohibited from carrying on any business or employment outside their regularly scheduled hours of duty only when such business or employment is such that:

- (a) a conflict of duties may develop between an employee's regular work and his outside interests; and
- (b) certain knowledge and information available only to Housing Authority employees place the individual in a position where he can exploit the knowledge or information for personal gain.

ARTICLE 9

EMPLOYER DIRECTIVES

9.01 Where the Employer proposes to issue a personnel directive which is intended to clarify the interpretation or application of the Collective

Agreement, the Employer shall have written agreement *of* the Union prior *to* issuing the directives.

ARTICLE 10

UNION ACCESS TO EMPL PREMISES

- 10.01 Upon reasonable notification the Employer shall permit access to its work premises of an accredited representative of the Union.

ARTICLE 11

APPOINTMENT OF REPRESENTATIVES

- 11.01 The Employer acknowledges the right of the Union to appoint employees as representatives. The Union will provide the Employer with the name of ~~its~~ representative within a reasonable period.

ARTICLE 12

TIME-OFF FOR UNION BUSINESS

Arbitration Hearings (Disputes)

- 12.01 (a) The Employer will grant leave with pay to **a** reasonable number **of** employees to represent the Union before an Arbitration hearing.

Employee called as a Witness

- (b) The Employer will grant leave with pay **to** an employee called as **a** witness before an Arbitration hearing by the Employer and leave with pay **to** an employee called **as** a witness by the Union.

Arbitration Hearing (Grievance)

- 12.02 (a) The Employer will grant leave with pay **to** an employee who **is** a party to the grievance which is before an Arbitration Board.

Employee who acts as a Representative

- (b) Where operational requirements permit, the Employer will grant leave with pay to the representative of an employee who is a party to the grievance.

Employee called as a Witness

- (c) Where operational requirements permit, the Employer will grant leave with pay to a witness called by an employee who is a party to the grievance.

- 12.03 Where an employee and his representative are involved in the process of his grievance, and where operational requirements permit he or they shall be granted reasonable time off with pay.

Contract Negotiations Meetings

- 12.04 The Employer will grant leave with pay for up to two (2) employees for the purpose of attending contract negotiations on behalf of the Union for

the duration of such negotiations.

Preparatory Contract Negotiations Meetings

- 12.05 Where operational requirements permit the Employer will grant leave with pay to a reasonable number of employees to attend preparatory negotiations meetings.

Time Off for Meeting with Management

- 12.06 The Employer will grant time-off with pay to a reasonable number of employees who are meeting with management on behalf of the Union.

Employee Organization, Executive Council Meetings, Congress and Convention

- 12.07 Where operational requirements permit, the Employer will grant reasonable leave without pay to a reasonable number of employees to attend executive council meetings and conventions of the Alliance, the Union of Northern Workers, the Canadian Labour Congress and the N.W.T. Federation of Labour.

Representatives Training Course

- 12.08 Where operational requirements permit, the Employer will grant reasonable leave without pay to an employee who exercises the authority of a Representative on behalf of the Union to undertake training related to the duties of a representative.

TIME-OFF FOR REPRESENTATIVES

- 12.09 (a) A representative shall obtain the permission of his immediate supervisor before leaving his work to investigate a grievance, to meet with management for the purpose of dealing with grievances and to attend meetings called by management. Such permission shall not be unreasonably withheld.
- (b) The representative shall make every reasonable effort to report back to his supervisor before resuming his normal duties.
- (c) Where an employee and his representative are involved in the process of a grievance

he shall be granted time off with pay.

12.10 When operational requirements permit and upon reasonable notice the Employer **will** grant reasonable leave with pay for employees who:

- (a) participate as a delegate to constitutional conferences or other similar forums mandated by Federal or Territorial legislation; and
- (b) present briefs to commission, boards and hearings that are mandated by Territorial legislation or the Federal Government.

ARTICLE 13

CHECK OFF

13.01 Effective the first of the month following the signing of this Agreement, the Employer will, as a condition of employment, deduct an amount equal to the amount of membership dues from the pay of all employees in the Bargaining **Unit**.

- 13.02 The Alliance shall inform the Employer in writing of the authorized deduction to be checked off for each employee within the Bargaining Unit.
- 13.03 For the purpose of applying Clause 13.01, deductions from pay for each employees will occur on a bi-weekly **basis**.
- 13.04 From the date of signing and for the duration of **this** Agreement no employee organization, other than the Union, shall be permitted to have membership fees deducted **by** the Employer from the pay of the employees in the Bargaining Unit.
- 13.05 The amounts deducted in accordance with Clause 13.01 shall be remitted to the Comptroller of the Alliance, by cheque, within a reasonable period of time after deductions are made and shall be accompanied by particulars identifying each employee and the deductions made on his behalf.
- 13.06 The Union agrees to indemnify and save the Employer harmless against any claim or liability arising out of the application of this Article except

for any claim or liability arising out of an error committed by the Employer.

- 13.07 The Employer agrees to identify annually on each employee's T-4 slip the total amount of Union dues deducted for the preceding year.

ARTICLE 14

INFORMATION

- 14.01 The Employer agrees to provide the Union once per month, or upon the request of the Union, with information concerning the identification of each employee in the Bargaining Unit. This information shall include the name, address, job classification, rate of pay, employment status and social insurance number of all employees in the Bargaining Unit.

The Employer shall indicate which employees have been recruited or transferred and those employees who have been struck off strength during the period reported.

- 14.02 The Employer shall provide each employee with a copy of the Collective Agreement. The Union and the Employer shall share equally all costs associated with the printing and distribution of this agreement. The Union shall facilitate such printing and distribution.
- 14.03 The Employer agrees to provide each new member of the Bargaining Unit with a copy of the Collective Agreement upon his appointment.

ARTICLE 15

PROVISION OF BULLETIN BOARD SPACE AND OTHER FACILITIES

- 15.01 The Employer shall provide bulletin board space in each location clearly identified for exclusive Union use.
- 15.02 The Employer may make available to the members of the Bargaining Unit a suitable meeting room to be used from time to time for the conducting of business relating to the

Bargaining Unit.

- 15.03 The Employer will deliver any mail originating from the Union addressed to members in accordance with the Employer's normal internal mail distribution system.

ARTICLE 16

~~NA~~ PAID HOLIDAYS

- 16.01 (1) The following days are designated paid holidays for employees covered by this Collective Agreement:
- (a) New Year's Day;
 - (b) Good Friday;
 - (c) Easter Monday;
 - (d) The day fixed by proclamation of the Governor in Council for the celebration of the Birthday of the Sovereign;

- (e) Canada Day;
 - (f) The first Monday in August, or another day fixed by order of the Commissioner of the N.W.T.;
 - (g) Labour Day;
 - (h) The day fixed by Order of the Commissioner as a general day of Thanksgiving;
 - (i) Remembrance Day;
 - (j) Christmas Day;
 - (k) Boxing Day;
 - (l) One additional day when proclaimed by an Act of Parliament as a National Holiday.
- (2) Where a majority of employees in Fort Smith are provided with time off in support of a community function, Fort Smith Housing Authority employees shall be granted the

same time off with pay. Where operational requirements are such that an employee or employees cannot be granted this time off they shall be paid at the applicable overtime rate for this time.

- (3) Clause 16.01 does not apply to an employee who is absent without pay on both the working day immediately preceding and the working day following the Designated Paid Holiday, except with the approval of the Board of Directors of the Fort Smith Housing Authority.

HOLIDAY FALLING ON A DAY OF REST

- 16.02 When a day designated as a holiday under Clause 16.01 coincides with an employee's day of rest, the holiday shall be moved to the employee's first working day following his day of rest.
- 16.03 When a day designated as a holiday for an employee ~~is~~ moved to another day under the provisions of Clause 16.02:

(a) work performed by an employee on the day from which the holiday was moved shall be considered **as** work performed on a day of rest; and

(b) work performed by an employee on the day to which the holiday was moved, shall be considered as work performed on a holiday.

16.04 When the Employer requires an employee to work on a Designated Paid Holiday as part of his regularly scheduled hours of duty or as overtime when he is not scheduled to work he shall be paid in addition to the pay that he would have been granted had he not worked on the holiday:

(a) time and one half (1½) times his hourly rate for the first four **(4)** hours worked, and;

(b) twice (2X) his hourly rate for the hours worked in excess of four **(4)** hours.

(c) An equivalent combination of cash and day of leave at a later date convenient to both the employee and the Employer; excluding call-outs, all overtime worked, shall be paid

in lieu time only earned at the applicable overtime rate.

16.05 Where a day that is a designated holiday for an employee falls within a period of leave with pay, the holiday shall not count as a day of leave.

16.06 At the request of the employee, and where operational requirements of the Housing Authority permit, an employee shall not be required to work both Christmas and New Year's Day.

ARTICLE 17

LEAVE – GENERAL

17.01 When the employment of an employee who has been granted more vacation, sick or special leave with pay than he has earned is terminated the employee shall be considered to have earned that amount of leave with pay granted to him provided that:

(a) an employee's employment is terminated by

his death;

(b) an employee's employment is terminated by lay-off.

17.02 When an employee is in receipt of an extra allowance and is granted leave with pay, he is entitled during his period of leave to receive the allowance if the special or extra duties in respect of which he is paid the allowance were assigned to him on a continuing basis.

17.03 During the month of May in each year the Employer shall inform each employee in the Bargaining Unit in writing of the balance of his special, sick and vacation leave credits as of the 31st day of March.

ARTICLE 18
VACATION LEAVE

ACCUMULATION OF VACATION LEAVE

- 18.01 (1) For each month of a fiscal year in which an employee receives ten (10) days pay, he shall earn Vacation Leave at the following rates:
- (a) one point five **(1.5)** days each month until the month in which the anniversary of the third year (**3rd**) year of continuous service is completed (18 days).
 - (b) One point nine-two **(1.92)** days each month after completion of three (3) years of continuous service and ending in the month that eight (8) years of continuous employment is completed (23 days).
 - (c) ~~Two~~ point two-five (2.25) **days** each month commencing in the month after

completion of eight (8) years of continuous employment is completed **(27 days)**

- (d) Two point three-three (2.33) days each month commencing in the month after completion of fifteen **(15)** years of continuous service **(28 days)**.

GRANTING OF VACATION LEAVE

- 18.02 (1) In granting vacation leave with pay to an employee, the Employer shall make every reasonable effort:
- (a) to schedule vacation leave for all employees in the fiscal year in which it is earned;
 - (b) not **to** recall an employee to duty after he has proceeded on vacation leave;
 - (c) to grant the employee his vacation leave during the fiscal year in which it is earned **at a** time specified by the employee; this provides for

advancement of vacation leave;

- (d) (i) to grant the employee vacation leave for at least up to five (5) consecutive weeks depending upon his vacation entitlements when **so** requested by the employee; and
- (ii) to grant employees their vacation leave preference, and where as between two or more employees who have expressed a preference for the same period of vacation leave, length of service with the Housing Authority will prevail;
- (iii) where the operational requirements of the service are such that an employee ~~is~~ not permitted to take his vacation leave during the months of April to September inclusive in one fiscal year, special consideration will be given to **his** being granted his vacation leave during the months of April to September in the next fiscal year;

(e) to grant the employee his vacation leave when specified by the employee if the period of vacation leave is less than a week, providing the employee gives the Employer reasonable advance notice.

(2) The Employer shall reply to the request for vacation leave submitted by the employee within ten working days after the request has been received. Where the Employer has proposed to change, reduce or deny the vacation leave requested by the employee, the Employer shall provide the employee with the reasons, in writing, for such change, reduction or denial of vacation leave.

18.03 Where in respect of any period of vacation leave, an employee:

(a) is granted special leave, when there is a death in his immediate family as defined in Article 19; or

(b) is granted special leave with pay because of illness in the immediate family as defined in

Article 19; or

- (c) is granted sick leave on production of a medical certificate;

The period of vacation leave so displaced shall either be added to the vacation period if requested by the employee and approved by the Employer or reinstated for use at a later date.

CARRY-OVER PROVISIONS

- 18.04 Employees shall be permitted to carry over an amount of vacation leave credits that can be earned in one fiscal year. Vacation leave credits exceeding a one (1) years entitlement will be liquidated in cash at the end of the fiscal year.

RECALL FROM VACATION LEAVE

- 18.05 When during any period of vacation leave an employee is recalled to duty, he shall be reimbursed for reasonable expenses, as normally defined by the Employer, that he incurs:

- (a) in proceeding to his place of duty, when

outside the community;

- (b) in respect of any non-refundable deposits or pre-arrangements associated with his vacation;
- (c) in returning to the place from which he was recalled if he immediately resumes vacation upon completing the assignment for which he was recalled;

after submitting such accounts as are normally required by the Employer.

- 18.06 The employee shall not be considered as being on vacation leave during any period in respect of which he is entitled under Clause 18.05 to be reimbursed for reasonable expenses incurred by him.

LEAVE WHEN EMPLOYMENT TERMINATES

- 18.07 Where an employee dies or otherwise terminates his employment:

- (a) The employee or his estate shall, in lieu of

earned but unused vacation leave, be paid an amount equal to the product obtained by multiplying the number of days of earned but unused vacation leave by the daily rate of pay applicable to the employee immediately prior to the termination **of** his employment, or

- (b) the Employer shall grant the employee any vacation leave earned but not used by him before the employment is terminated by lay-off if the employee **so** requests.

18.08 An employee whose employment is terminated by reason of a declaration that he abandoned his position is entitled to receive the payment referred to in Clause 18.07. If after reasonable efforts the Employer **is** unable **to** locate the employee within 6 months of termination, his entitlement shall lapse.

Excluding extenuating circumstances an employee will **be** deemed to have abandoned his position if he has not contacted his Employer within five (5) working days.

VACATION TRAVEL ASSISTANCE

- 18.09 (1) All employees travelling on vacation leave are entitled to transportation assistance once each fiscal year for themselves and their dependants.
- (2) Notwithstanding Clause (1) above, an employee shall **not** receive transportation assistance under this Article during his first six (6) months of employment with the Housing Authority.
- (3) Transportation assistance provided to employees and their dependants, if any, shall be the cost of a seven (7) day advanced booking class return airfare from Fort Smith to Edmonton.
- (4) A cheque for the eligible amount stated above shall be issued on April 1st of each year.

TRAVEL TIME

- 18.10 (1) Every employee who is proceeding on

vacation leave shall be granted, once in each fiscal year, in addition to his vacation leave, subject ~~to 18.10(2)~~, three **(3)** days travel time with pay.

(2) An employee's travel time entitlement will be granted within the established limit when at least an equal number of days annual leave are liquidated in conjunction with an application for travel time. In cases where a designated paid holiday falls within the period of annual leave, it shall be considered as a day of liquidated leave for determining the entitlement of travel time.

(3) Notwithstanding Clause (1), an employee shall not ~~be~~ granted travel time under this Article during his first ~~six~~ **(6)** months of employment with the Housing Authority.

18.11 Upon liquidation of at least five days of annual leave from October 1 ~~to~~ March 31 one winter leave day shall be granted. There shall be a maximum of ~~two~~ winter bonus leave days annually. Such leave will not be deducted from

the employee's regular leave credits.

ARTICLE 19

SPECIAL LEAVE

CREDITS

19.01 An employee shall earn special leave credits up to a maximum of twenty-five (25) days at the following rates:

- (a) one-half day for each calendar month in which he received pay for at least ten (10) days, or
- (b) one-quarter day for each calendar month in which he received pay for less than ten (10) days.

As credits are used, they may continue to be earned up to the maximum.

19.02 For the purpose of this Article, immediate family is defined as an employee's father, mother,

brother, sister, spouse, common-law spouse, child, step-child, foster child, father-in-law, mother-in-law, grandmother, grandfather, and any relative permanently residing in the employee's household or with who the employee permanently resides.

(1) The Secretary/Manager shall grant special leave earned with pay for a period of up to five (5) consecutive working days:

(a) when there is a death in the employee's immediate family;

(b) when an employee *is* to be married.

(2) The Secretary/Manager may grant an employee special leave with pay for a period of up to five (5) consecutive working days:

(a) (i) where a member of the immediate family becomes ill (not including childbirth) and the employee is required to care for his dependants or for the sick person;

-
- (ii) where a member of the immediate family residing outside the employee's community or residence becomes seriously ill.
 - (b) where special circumstances not directly attributable to the employee prevent his reporting to duty, including:
 - (i) serious household or domestic emergencies;
 - (ii) a general transportation tie-up caused by weather if the employee makes every reasonable effort to report for duty;
 - (iii) serious community emergencies, where the employee is required to render assistance.
 - (c) in the event of the death of the employee's grandchild, son-in-law, daughter-in-law, brother-in-law, sister-in-law.

(d) in circumstances which are of general value to the Housing Authority, such as where the employee:

(i) takes an examination which will improve his position or qualifications in the Housing Authority;

(ii) attends his University Convocation, if he has been continuously employed for at least one (1) year;

(iii) attends a course in civil defence training;

(iv) requires a medical examination for enlistment in the Armed Forces or in connection with a veteran's treatment program.

(e) Such leave will not be unreasonably withheld.

19.03 Special leave in excess of five **(5)** consecutive working days for the purposes enumerated in clause 19.02 may only be granted with the

Employer's approval.

- 19.04 An employee shall be granted special leave with pay **up** to the maximum *of* one (1) working day on the occasion of **the** birth **of** his child. An employee shall **be** granted special leave with pay up to **a** maximum *of* one (1) working day on the occasion of the adoption *of* a child. Under special circumstances the Employer may extend this period to a maximum to five (5) working days.

ADVANCE OF CREDITS

- 19.05 Where an employee has insufficient credits *to* permit the granting of special leave within the meaning of this Article, leave may, at the discretion of the Employer be granted, subject to the deduction *of* such advance leave from any special leave credits subsequently earned.

CASUAL LEAVE

- 19.06 Employees shall be granted casual leave with pay to a maximum of two **(2)** hours for the following purposes:

Medical. Dental, School and Legal
Appointments

- (1) (a) Whenever it is necessary for an employee to attend upon his doctor, nurse, dentist, dental therapist, school or lawyer during working hours he shall be granted casual leave for these purposes.

Other Casual Leave

- (b) The Secretary/Manager may grant an employee casual leave for other purposes of a special or unusual nature.
- (2) Employees shall be granted casual leave **with** pay to a maximum of one half ($\frac{1}{2}$) day per occurrence where the employee's physician requires him to attend regular or recurring medical treatments or checkups.

QUARANTINE

- 19.07 Employees shall be granted special leave with pay to a maximum of earned special leave for time lost through quarantine when the employee provides the Employer with a medical certificate to that effect.
- 19.08 The provisions of this Article do not apply to an employee who is on leave of absence without pay, or under suspension.

ARTICLE 20

SICK LEAVE

Credits

- 20.01 An employee shall earn ~~sick~~ leave credits at the rate of one and a quarter (1¼) days for each calendar month for which he receives pay for at least ten (10) days.
- 20.02 Subject to the remainder of this Article, all absences on account of illness on a normal

working day shall be charged against an employee's accumulated sick leave credits except:

- (a) When the period of absence is two hours or less there shall be no charge;
- (b) When the period of absence is more than ~~two~~ hours but less than a full day, one half day shall be charged.

20.03 Unless otherwise informed by the Employer an employee must sign a statement describing the nature of his illness or injury and stating that because of this illness or injury he was unable to perform his duties:

- (a) if the period of leave requested does not exceed three (3) working days, and
- (b) if in the current fiscal year, the employee has not been granted more than nine **(9)** days sick leave wholly on the basis of statements signed by him.

20.04 An employee ~~is~~ required to produce a certificate

from a qualified medical practitioner, or nurse certifying that such employee **is** unable **to** carry out his duties due to illness:

- (a) for sick leave in excess of three **(3)** working days;
- (b) for any additional sick leave in a fiscal year when in the same fiscal year the employee has been granted nine **(9)** days sick leave wholly on the basis of the statements signed by him.

20.05 In circumstances where sick leave would be authorized but the employee has insufficient or no sick leave credits, the Employer may grant the employee a sick leave advance of fifteen **(15)** days which shall be charged against future credits as earned. **I**f the employee dies before authorized unearned sick leave has been liquidated, no recovery shall be made from the employee's estate.

20.06 An employee is not eligible for sick leave with pay for any period during which he is on leave of absence without pay or under suspension.

- 20.07 When an employee is granted sick leave with pay and injury-on-duty leave is subsequently approved for a concurrent period, there shall be no charge against his sick leave credits for the period of concurrency.

TRAVEL TIME

- 20.08 Every employee who is proceeding to a medical centre shall be granted leave of absence with pay which is not to be charged against his sick leave credits for the lesser of *two* (2) days or the actual time taken ~~to~~ travel from his ~~post~~ to the medical centre and return.
- 20.09 Upon termination of employment, the employee shall receive one (1) day's pay for every ten (10) days of accumulated sick leave to a maximum of ten days.

TRANSPORTATION TO A MEDICAL CENTRE

- 20.10 (a) Where an employee or an employee's dependant is required to travel from his place of residence in the N.W.T. to secure medical or dental treatment, travelling expenses incurred will be reimbursed subject to the following provisions:
- (i) Payment shall be in the amount of a two hundred and fifty dollar (\$250.00) deductible on the airfare, and all reasonable expenses to be agreed upon by the employee and Employer.
 - (ii) Payment shall not be made unless the claim is supported by a certificate from a qualified medical or dental practitioner, **as** the case may be, stating that the treatment was non-elective and required for the health of the patient, and could not be provided by the facilities or services available at the community in which the employee is resident.
- (b) This Article will not apply to initial

consultation visits for Orthodontic purposes.

ARTICLE 21

OTHER TYPES OF LEAVE

COURT LEAVE

21.01 Leave of absence with pay shall be given to every employee other than an employee on leave of absence without pay or under suspension, who is required:

(a) to serve on a jury, or jury selection;

(b) by subpoena or summons to attend as a witness in any proceeding held:

(i) in or under the authority of a court of justice or before a grand jury;

(ii) before a court, judge, justice, magistrate, or coroner;

- (iii) before the Senate or House of Commons of Canada, or a committee of the Senate or House of Commons, otherwise than in the performance of the duties of his position;
- (iv) before a legislative council, legislative assembly or house of assembly, or any committee thereof that is authorized by law to compel the attendance of witnesses before it;
- (v) before an arbitrator or umpire or a person or body of persons authorized by law to make an inquiry and to compel the attendance of witnesses before it.

INJURY ON DUTY LEAVE

- 21.02 (1) An employee shall be granted injury-on-duty leave with pay for such reasonable period as may be determined by the Workers' Compensation Board where it is determined by a Worker's Compensation Board that he is unable to perform his duties because of:

- (a) a personal injury accidentally received in the performance of his duties and not caused by the employee's wilful misconduct; or
- (b) sickness resulting from the nature of his employment; or
- (c) over-exposure to radioactivity or other hazardous conditions in the course of his employment;

If the employee agrees to pay the Housing Authority any amount received by him for loss of wages in settlement of any claim he may have in respect of such injury, sickness or exposure, providing however **that** such amount does not stem from a personal disability policy for which the employee or his agent has paid the premium.

- (2) While the parties are awaiting for the decision of the Workers' Compensation Board as to the compensability of the injury, the employee shall use **his** sick leave credits. If the injury **is** not compensable,

there shall be no return of sick leave credits used by the employee. If the injury is compensable, the Employer shall credit the employee with the sick leave credits used.

MATERNITY LEAVE

- 21.03 (1) Subject to 21.03(2), an employee who becomes pregnant shall:
- (a) Notify the Employer of her pregnancy at least 15 weeks prior to the expected date of termination of her pregnancy; and
 - (b) Be granted leave of absence without pay, commencing eleven (11) weeks before the expected date of termination of her pregnancy and ending not later than twenty-six (26) weeks after the date of termination of her pregnancy.
- (2) **At** the request of an employee, the Employer may vary the time specified in 21.03 (1) provided that the employee submits the written approval of either a qualified medical

practitioner or a person approved by the Deputy Minister of Health.

- (3) Further, when a pregnant employee produces a statement from her physician that her working condition may be detrimental to her health or that of the fetus, the Employer will either change those working conditions or temporarily transfer the employee to another position with equal pay or allow the employee to take leave of absence without pay for the duration of her pregnancy.
- (4) The Employer shall advance the employee leaving on maternity leave to the amount that they are eligible from Unemployment Insurance. When the employee receives Unemployment Insurance she shall reimburse the Employer.

ADOPTION LEAVE

- 21.04 The provisions of Article 21.03 will apply mutatis mutandis to an adoption leave without pay.

PERSONAL LEAVE WITHOUT PAY

- 21.05** The Employer may grant leave without pay **at** the request in writing **of** an employee.

PARENTAL LEAVE

- 21.06** The provisions **of** Article 21.03 will apply mutatis mutandis to **a** paternity leave without pay.

EMERGENCY LEAVE

- 21.07** Notwithstanding any provision for leave in this Agreement, the Housing Authority may grant leave of absence with or without pay to an employee in emergency or unusual circumstances.

ARTICLE 22

CASUAL EMPLOYEES

- 22.01** All casual employees are members of the bargaining unit as defined in Article 2.01 (d) and (e).

22.02 Casual employees shall be entitled to all articles in the Collective Agreement except the following:

- (1) Article 18 - Vacation Leave
- (2) Article 19 - Special Leave
- (3) Article 20 - Sick Leave
- (4) Article 21.01, 21.03, 21.04, 21.05, 21.07
- (5) Article 39.04 (3) and (4)
- (6) Article 44
- (7) Article 46

22.03 **Casual** employees shall **be** paid **4%** of their salary for vacation pay. This pay shall be paid bi-weekly on the employees regular pay cheque.

ARTICLE 23

HOURS OF WORK

23.01 Regular hours of work for office staff shall be from **8:30** a.m. to **5:00** p.m., exclusive of a one (1) hour meal period, Monday to Friday. Regular hours of work for maintenance staff shall be from 8:00 a.m. to 5:00 p.m., exclusive of a one (1)

hour meal period, Monday to Friday.

- 23.02 Employees shall be entitled to a rest period, with pay, of fifteen (15) minutes duration commencing on ~~or~~ about mid-morning and shall be entitled to a rest period with pay, of fifteen (15) minutes duration commencing ~~on~~ or about mid-afternoon.
- 23.03 A specified meal period of one hour's duration **shall** be scheduled **as** close to the mid-point of the shift as possible. The Employer will make every effort to arrange meal periods at times convenient to the employees.

ARTICLE 24

OVERTIME

- 24.01 In this Article:
- (a) "Overtime" means work performed by an employee in excess of 7½ or 8 hours daily or 37½ or 40 hours weekly, as applicable.
- (b) "Straight time rate" means the hourly rate **of** remuneration.

(c) "Time and one-half" means one and one-half times the straight time rate.

(d) "Double time" means twice the straight time rate.

24.02 Employee's may accumulate up to one hundred and twenty (120) hours of banked time in lieu of payment of overtime.

24.03 All overtime in excess of one hundred and twenty (120) hours banked will **be** paid to the employee on their next regular pay.

24.04 Time off in lieu of payment of overtime shall be taken at a time mutually agreeable to the Employer and the employee.

24.05 Time off in lieu of overtime payments may be taken in conjunction with annual leave. **All** lieu time, earned in a fiscal year, shall be liquidated at times specified **by** the employee. In any event it shall be liquidated prior to May 30th of the following fiscal year (i.e. within two months of the end of the fiscal year in which lieu time was

earned).

24.06 Employees shall record starting and finishing times of overtime worked on a form determined by the Employer.

24.07 (1) The Employer shall make every reasonable effort:

(a) to allocate overtime work on an equitable basis among readily available qualified employees who are normally required in their regular duties to perform that work;

(b) to give employees who are required to work overtime reasonable advance notice of this requirement.

(2) Except in emergency situations, an employee may, refuse to work overtime.

24.08 Overtime work shall be compensated as follows:

(i) at time and one-half ($1\frac{1}{2}$) for all time worked except as provided in Clause 24.08(ii);

(ii) at double time (2X) for all time worked after the first four **(4)** consecutive hours of overtime.

(iii) **At** the request of the employee, in lieu of (i) and (ii) above, the Employer shall agree to grant equivalent leave with pay at the appropriate overtime rate to be taken at a time mutually agreeable to the Employer and the employee.

24.09 Where an employee is required to work three (3) or more hours of overtime immediately following his regularly scheduled hours of duty, and because of the operational requirements of the service, the employee is not permitted to leave his place of work, the Employer will either provide the employee with a meal or meal allowance equal to the amount of the Dinner in accordance with the Duty Travel, Meals and Incidental Expenses.

ARTICLE 25

PAY

- 25.01 Employees are entitled to be paid for services rendered for the classification and position to which they are appointed at the pay rates specified in the Rates of Pay Article.
- 25.02 (1) Employees shall be paid on a bi-weekly basis with pay days being every second Thursday.
- (2) Where cheques are distributed to employees at their place of work, they shall first have been placed in sealed envelopes.
- 25.03 Employees who have earned overtime compensation or any other extra allowances in addition to their regular pay, shall receive such remuneration in the two (2) weeks following the pay period when such compensation was earned.

When overtime compensation is paid, the pay statement shall indicate the pay periods, rate of

overtime, and the number of overtime hours.

ACTING PAY

- 25.04 When an employee is required by the Employer to perform the duties of a higher classification level on an acting, he shall be paid acting pay calculated from the date on which he commenced to act as if he had been appointed to that higher classification level for the period in which he acts.

SALARY INCREASES

- 25.05 (1) The Employer agrees to pay the negotiated salary increases to every employee not later than the month following the month in which this Agreement is signed and not later than the month following the month in which any subsequent salary increases become effective.
- (2) The Employer agrees to pay all retroactive remuneration for salary increases, overtime, acting pay and allowances not later than the month in which the Agreement was signed.

- (3) Pay increases are dependant on satisfactory performance of the duties of the position by the employee. If an employee is denied a pay increase it shall be subject to the grievance procedure.

RECOVERY OF OVERPAYMENT

- 25.06 (a) Where an employee has received more than his proper entitlement to wages or benefits, no continuing employee shall be subject to such deductions in excess of twenty percent (20%) of the employee's net earnings per pay period.
- (b) If more than two (2) years has passed since the overpayment, there shall be no recovery of the overpayment.

ARTICLE 26

REPORTING FAY

- 26.01 If an employee reports to work on his regular

work day and there is insufficient or no work available he is entitled to four (4) hours pay at the straight time rate.

- 26.02 If an employee is directed to report for work on a day of rest or on a designated paid holiday, and there *is* insufficient work available, he shall be entitled to four **(4)** hours of work at the appropriate overtime rate. When no work is available he shall receive compensation to four (4) hours pay at the appropriate overtime rate.

ARTICLE 27

CALL-BACK PAY

- 27.01 When an employee *is* recalled to a place of **work** for a specific duty, he shall be paid the greater of:
- (a) compensation at the appropriate overtime rate; or
 - (b) compensation equivalent to four **(4)** hours' pay at the straight-time rate.

In the case where an employee is on standby, Article 42 shall apply.

ARTICLE 28

TECHNOLOGICAL CHANGE

- 28.01 (a) Both parties recognize the overall advantages of technological change. Both parties will therefore encourage and promote technological change and improvements.
- (b) With this in view, and recognizing the extensive lead time required for the selection, installation and providing of sophisticated equipment, the Employer agrees to provide as much advance notice as is practicable but not less than three (3) months notice to the Union of any major technological change in equipment which would result in changes in the employment status or in this Agreement. In addition, the Employer agrees to consult with the Union with a view to resolving problems which may

arise **as** a result of the introduction of such technological change.

- (c) In cases where employees may require retraining the Employer will make every reasonable effort to offer training courses.

ARTICLE 29

PAY FOR TRAVEL ON BEHALF OF EMPLOYER

- 29.01 Where an employee is required to travel on behalf of the Employer, travel time will normally be deemed **to** be **duty** time.

ARTICLE 30

LAY-OFF AND JOB SECURITY

- 30.01 (a) The Housing Authority agrees

that there shall be no lay-off of any employee during the life of this Collective Agreement, **except** for lay-off resulting from lack of work or lack of funding.

When lay-offs are necessary, they shall be made on the basis of reverse order of seniority and classification of work.

- (b) In order to minimize the adverse effects of lay-off, the Employer may provide retraining when practicable.
- (c) A person ceases to be a lay-off if he is not appointed to a position within twelve (12) months from the date on which he became a lay-off.30.02

Before an employee is laid off:

- (a) each such employee shall be given three (3) months notice in writing of the effective date of his lay-off or pay in lieu thereof;
- (b) every employee subject to lay-off shall

during the three (3) months period of notice, be granted reasonable leave with pay for the purpose of being interviewed and examined by a prospective Employer and to such additional leave with pay for the employee to travel to and from the place where his presence ~~is~~ so required.

30.03 The Employer shall not dismiss, suspend, lay-off, demote or otherwise discipline an employee on the grounds that garnishment proceedings may be or have been taken with respect to an employee.

30.04 The Employer may retrain employees who would otherwise become redundant as a result of Employer planned termination and such retraining shall commence as soon **as** possible.

COOLING OFF PERIOD - 2 WORKING DAYS

30.05 An employee who wilfully terminates his employment as a result of a misunderstanding or argument shall be allowed to return to work and remain employed if he does so within two (2) working days. Should the Employer refuse to

allow the employee to return to work, the termination shall be considered as a discharge, effective the date that the employee sought to return to work, and may be grieved as a discharge. The benefit of the cooling off period shall only apply once per fiscal year. This clause does not apply to casuals.

30.06 Recall from a lay-off will be made on the basis of seniority and classification of work.

30.07 The Employer shall give notice of recall personally or by registered mail Where notice of recall is given personally, the Employer shall deliver in duplicate a letter stating that the employee is recalled. In this instance, notice of recall is deemed to be given when served.

Where notice of recall is given by registered mail, notice is deemed to be given fourteen (14) days from the date of mailing.

30.08 The employee shall return to work within ten (10) working days of receipt of notice of recall.

ARTICLE 31

STATEMENT OF DUTIES

- 31.01 When an employee is first engaged or when an employee is reassigned to another position in the Bargaining Unit, the Employer shall, before the employee is assigned to that position, provide the employee with a written Statement of Duties of the position to which he is assigned.
- 31.02 Upon written request, an employee shall be entitled to a complete and current Statement of Duties and responsibilities of his position, including the position's classification level.

ARTICLE 32

EMPLOYEE PERFORMANCE REVIEW AND EMPLOYEE FILES

- 32.01 (a) When a formal review of an employee's performance is made, the employee

concerned shall be given the opportunity to discuss the document with a Union Representative and then sign the review form in question to indicate that its contents have been read and understood. The employee shall also be given the opportunity to provide written comments to be attached to his performance appraisal and may use the grievance procedure in Article 34 to correct any factual inaccuracies in his performance appraisal.

- (b) The formal review of an employee's performance shall also incorporate an opportunity for the employee to state his career development goals and that every effort be made to develop the career potentials of each individual through In-Service training, Re-training, or any other facets of career development which may be available.

32.02 The Employer agrees not to introduce as evidence in the case of promotional opportunities or disciplinary action any document from the file of an employee, the existence of which the

employee was not made aware of, by the provision of a copy thereof at the time of filing, or within a reasonable period thereafter.

- 32.03 Any document or written statement related to disciplinary action, which may have been placed on the Personnel file of an employee, shall **be** destroyed after eighteen **(18)** months has elapsed since the disciplinary action was taken provided that no further disciplinary action of a similar nature has been recorded during this period.
- 32.04 Upon written request of an employee, the Personnel file of that employee shall be made available for his examination at reasonable times in the presence of an authorized representative of the Housing Authority and the Union, if **so** requested.

ARTICLE 33

CLASSIFICATION

- 33.01 During the term of this Agreement, if a new or revised classification standard is implemented by the Employer, the Employer shall before applying the new or revised classification standard, negotiate with the Union the rates of pay and the rules affecting the pay of employees for the classification affected. If the parties fail to reach agreement within sixty (60) days from the date on which the Employer submits the new or revised standard to the Union, the Employer may apply the new rates of pay and the Union may refer the matter to arbitration. The arbitrator's decision will be retroactive to the date of application of the new rates.
- 33.02 Where an employee believes that he has been improperly classified with respect to his position or category, group and level, he shall discuss his classification with his immediate supervisor and, on request, be provided with a copy of his statement of duties before he files a grievance

under Article 34 - Adjustment of Disputes.

ARTICLE 34

ADJUSTMENT OF DISPUTES

34.01 (1) The Housing Authority and the Union recognize that grievances may arise in each of the following circumstances:

(a) by the interpretation or application of:

(i) a provision of a regulation, direction or other instrument made or issued by the Housing Authority dealing with terms or conditions of employment; or

(ii) a provision of this Collective Agreement or Arbitral Award; and

(b) disciplinary action resulting in demotion, suspension, or a financial penalty;

(c) dismissal from the Housing Authority;
and

(d) letters of discipline placed on personnel
file.

(2) The procedure for the final resolution of the
grievances listed in section (1) above is
arbitration.

34.02 If he so desires, an employee may be assisted
and represented by the Union when presenting
a grievance at any level.

34.03 An employee or the Union who wishes to present
a grievance at any prescribed level in the
grievance procedure, shall transmit this
grievance to the Housing Authority Manager who
shall forthwith:

(a) forward the grievance to the representative
of the Housing Authority authorized to deal
with grievances at the appropriate level; and

(b) provide the employee and the Union with a
receipt stating the date on which the

grievance was received by him.

- 34.04 A grievance of an employee or the Union shall not be deemed to be invalid by reason only of the fact it is not in accordance with the form supplied by the Housing Authority.
- 34.05 Except as otherwise provided in this Agreement a grievance shall be processed by recourse to the following steps:
- (a) First Level (Housing Authority Manager or designate, provided such designate is a full-time employee of the Fort Smith Housing Authority)
 - (b) Second Level (Housing Authority Board of Directors)
 - (c) Final Level (Arbitration)
- 34.06 The Union shall have the right to consult with the Housing Authority with respect to a grievance at each or any level of the grievance procedure.
- 34.07 An employee may present a grievance to the first

level of the procedure in the manner prescribed in Clause 34.03 within twenty-five ~~(25)~~calendar days from the date the person first becomes aware ~~of~~ the breach of the collective agreement.

34.08 The Employer shall reply in writing to a grievance within fourteen (14) calendar days at level 1, within thirty (30) calendar days at Level 2.

34.09 An employee or the Union may present a grievance at each succeeding level in the grievance procedure beyond the first level,

(a) where the decision or settlement is not satisfactory to the grievor, within fourteen **(14)** calendar days after that decision or settlement has been conveyed in writing to him by the Housing Authority; or

(b) where the Housing Authority has not conveyed a decision to the grievor within the time prescribed in Clause 34.08 within fourteen ~~(14)~~calendar days after the day the reply was due.

34.10 Where an employee has been represented by

the Union in the presentation of his grievance, the Employer will provide the appropriate representative of the Union with a copy of the Employer's decision at the same time that the Employer's decision is conveyed to the employee.

34.11 (1) No employee shall be dismissed without first being given notice in writing together with the reasons therefore. When the Employer dismisses an employee the grievance procedures shall apply except that the grievance may be presented at the Second Level

(2) An appeal to the Housing Authority against a decision to dismiss the employee must be filed within twenty (20) calendar days after the employee receives his notice of dismissal.

34.12 The Union shall have the right to initiate and present a grievance on matters relating to health and safety, to any level of management specified in the grievance procedure, on behalf of one or more members of the Union.

- 34.13 An employee shall have the right to present a grievance on matters relating to the application or interpretation of this Agreement provided he first obtains the authorization of the Union prior to presenting such grievance.
- 34.14 An employee may, by written notice to the Manager, withdraw a grievance provided that, where the grievance is one arising out of the application or interpretation of this Agreement his withdrawal has the endorsement, in writing, of the Union.
- 34.15 The Union shall have the right to initiate and present a grievance to any level of management specified in the grievance procedure related to the application or interpretation of this Agreement on behalf of one or more members of the Union.
- 34.16 The time limits stipulated in this procedure may be extended by mutual agreement between the Housing Manager and the employee, and where appropriate, the Union Representative.

- 34.17 No proceedings under this Article are invalid by reason of any defect of form or any technical irregularity.

ARBITRATION

- 34.18 Where a difference arises between the parties relating to the interpretation, application or administration of this Agreement including any question as to whether a matter is arbitrable, or where an allegation is made that a term or condition of this Agreement has been violated, either of the parties may, after exhausting the grievance procedure in this Article, notify the other party in writing within twenty-one (21) days of the receipt of **the** reply **at** the second Level, of **his** desire to submit the difference or allegation to arbitration.
- 34.19 (1) The parties agree that any arbitration referred to in 34.18 shall be by a single arbitrator.
- (2) The arbitrator chosen to hear the dispute shall be mutually agreed upon by the Employer and the Union.

(3) In the event that the Housing Authority and the Union are unable to agree upon the selection of the Arbitrator, the Minister of Labour of Canada shall be requested to appoint an Arbitrator, and it is agreed that the Arbitrator **so** appointed shall act as the single Arbitrator.

34.20 (1) The arbitrator has all of the powers granted to arbitrators under the N.W.T. *Arbitration Act* and the *Canada Labour Code - Part 1, Section 60*, in addition to any powers which are contained in this Agreement.

(2) The arbitrator shall hear and determine the difference or allegation and shall issue a decision and the decision is final and binding upon the parties and upon any employee affected by it.

(3) The award of the arbitrator shall **be** signed by him and copies thereof shall be transmitted to the parties to the dispute.

34.21 The Arbitrator shall not have the authority to alter

or amend any of the provisions of this Agreement, or to substitute any new provisions in lieu thereof, or to render any decision contrary to the terms and provisions of this Agreement, or to increase or decrease wages.

- 34.22 The Housing Authority and the Union shall each pay one-half ($\frac{1}{2}$) of the remuneration and expenses of the arbitrator and each party shall bear its own expenses of every such arbitration.
- 34.23 Where a party has failed to comply with any of the terms of the decision of the arbitrator, either party or employee affected by the decision may, after the expiration of thirty (30) calendar days from the date of the receipt of the decision or the date provided in the decision for compliance, whichever is later, file in the Office of Clerk of the Supreme Court of the Northwest Territories, a copy of the decision exclusive of the reason therefore in the prescribed form, whereupon the decision may be entered in the same way as a judgement or an order of that court and may be enforceable as such.
- 34.24 Where an employee files an appeal against his

dismissal from the Housing Authority by way of a grievance the provisions of Clause 34.18 apply.

- 34.25 In addition to the powers granted to arbitrators under the Canada Labour Code Part I the Arbitrator may determine that the employee has been dismissed for other than proper cause and he may:
- (a) direct the Employer to reinstate the employee and pay to the employee a sum equal to his **wages** lost by reason of his dismissal, or such **less** sum as in the opinion of the arbitrator **is** fair and reasonable; or
 - (b) make such order as he considers fair and reasonable having regard to the terms of **this** Agreement.
- 34.26 The Labour/Management Committee shall have seven (7) days to settle the grievance prior to the grievance being heard **at** arbitration.

ARTICLE 35

NO CONTRACTING OUT

- 35.01 There shall be no contracting out of bargaining unit work if it would result in a lay-off, the continuance of a lay-off or the reduction of hours of work of bargaining unit employees.

ARTICLE 36

SAFETY AND HEALTH

- 36.01 The Employer shall comply with all applicable federal, territorial, and municipal health and safety legislation **and** regulations. **All** standards established under the legislation and regulations shall constitute minimum acceptable practice.

ARTICLE 37

DUTY TRAVEL

- 37.01 an employee who is authorized to travel on Housing Authority business will be reimbursed for reasonable expenses incurred at the same rate as GNWT employees.

ARTICLE 38

SHORT TERM LEAVE FOR TRAINING PURPOSES

- 38.01 Leave without pay to take advanced or supplementary professional or technical training of less than one academic year may be granted to employees upon the recommendation of the Secretary/Manager and with the approval of the Housing Authority.
- 38.02 Such leave shall be based on an appraisal of the present and future job requirements and the qualifications of the employee applying therefore

and shall be granted only to meet the identified needs.

- (a) Full or partial financial assistance in respect of salary, tuition, travelling and other expenses may be granted during such leave;
 - (i) where the employee has become technically obsolete and requires retraining to satisfactorily carry out the work, or
 - (ii) where the courses are required to keep the employee abreast of new knowledge and techniques in his field of work, or
 - (iii) where qualified persons cannot be recruited to carry out essential work and it **is** necessary to train present employees.
- (b) Refund of tuition fees, in respect of courses may be made on receipt of evidence of successful completion, if the course is **of** value to the employee's work and does not

require the employee to be absent from duties.

- (c) Under this Article, leave with full or partial financial assistance in respect of **salary** will carry with it the obligation to return after leave to **work** for the Housing Authority for a period equivalent to the leave to a maximum of six (6) months.

38.03 Where a request for leave under Clause 38.01 and 38.02 has been submitted by an employee, the Housing Authority shall, within a reasonable period from the date of the employee's submission, advise the employee whether his request has been approved or denied.

ARTICLE 39

TRADES

APPLICATION

- 39.01 The provision ~~of~~ this Article shall apply to all positions in the trades category of the classification system. The provision of this Article shall not be extended to apply to other classes unless agreed by the Union and the Employer.

ES CERTIFICATION

- 39.02 Where an employee with a certificate of qualification in one trade performs work in a trade for which he does not possess a certificate, he shall advise the Employer. The Employer shall ensure that the work performed is inspected by a qualified tradesman at the earliest possible date. The Employer will ensure that traditional job titles will be used properly reflecting the dignity and status of tradesman; using the trade name in the position title ~~to~~ conform to the journeyman certification required.

Employees who do not hold certificates of qualification in a trade area may perform work normally performed by a qualified tradesman provided no employee holding a certificate of qualification is on lay-off **and** such work is inspected by a qualified tradesman.

WASH-UP TIME

- 39.03 Labour and Trades employees, Equipment Operations employees, and Equipment Maintenance employees shall be permitted paid wash-up time to a maximum of fifteen (15) minutes at the conclusion of each work day.

WORK CLOTHING AND PROTECTIVE EQUIPMENT

- 39.04 (1) The Employer shall agree to supply the following articles when they are required by the Employer or the Workers' Compensation Board:
- (i) Hard hats
 - (ii) Aprons

(iii) Welding goggles

(iv) **Dust** protection

(v) Eye protection, except prescription lenses

(vi) Ear protection

(2) When the following articles are required by the Employer or the Workers' Compensation Board, the employer shall replace these articles as required when they are presented worn or damaged beyond repair by an employee, at no cost to the employee:

(i) **Hard** hats;

(ii) **Aprons**;

(iii) Welding goggles;

(iv) Dust protection;

(v) Eye protection, except safety

prescription lenses;

(vi) Ear protection.

- (3) An annual allowance of one hundred and twenty-five dollars (\$125.00) will be provided to employees (including Tenant Relations Officer) for the purchase of footwear and gloves. An employee will receive this allowance on initial appointment and after every twelve (12) months of employment.
- (4) The Employer **shall** supply employees with one (1) pair of winter insulated coveralls and one (1) pair of summer coveralls of sufficient quality once per fiscal year.

COMPENSATION FOR TOOLS AND EQUIPMENT

- 39.05 Upon initial appointment employees shall have the tools normally associated with the trade. When an employee, including an apprentice, presents a worn out or broken tool, which he uses in the regular performance of his work, to the manager for verification, the Employer

agrees to replace such tool with a tool of similar quality. In situations where highly specialized tools not normally associated with a journeyman's tool kit are required, they will be provided by the Employer, who will retain ownership of them. The Employer shall assist employees in the purchase of tools and equipment used in the performance of their duties by purchasing such tools in the Housing Authority name and selling them to the employees at the Employer's cost price.

ADVERSE WEATHER CONDITIONS

- 39.06 Except in emergency conditions, the Employer shall not required an employee to work outside under extreme weather conditions.

ARTICLE 40

APPRENTICES

- 40.01 (1) The following **are** agreed upon terms and conditions of employment for employees

engaged as Apprentices by the Fort Smith Housing Authority:

- (a) The Apprentices and Tradesman Act and pursuant Regulations shall **apply** to all Apprentices employed by the Fort Smith Housing Authority. A copy of the current Regulations shall be supplied to the apprentice upon appointment.
- (b) The recognized Apprenticeship Training Programs shall be those listed in the "Apprentice Training Schedule" pursuant to the Apprentices and Tradesman Act.
- (c) Pay increases shall not be automatic but will be based upon levels of certification issued by the Apprentices Branch and shall be effective from the date of certification.
- (d) Apprentice rates will be based on a percentage of the appropriate journeyman rate as follows:

Four Year Training Program

Year 1	55%
Year 2	65%
Year 3	75%
Year 4	85%

Three Year Training Program

Year 1	60%
Year 2	70%
Year 3	80%

Two Year Training Program

Year 1	65%
Year 2	80%

One Year Training Program

Year 1	70%
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- (e) The Employer will pay the apprentice while attending trade courses, a top up of wages to 100% of regular wages.

- (f) Except where otherwise stated,

apprentices shall be entitled to the benefits and terms and conditions of employment outlined in the current Collective Agreement.

(2) Apprentices successfully completing their Apprenticeship may be given preference in hiring on job vacancies. Where an Apprentice, after completing his apprenticeship, is hired directly into a **job** vacancy, all time spent **as** an Apprentice shall count towards continuous employment with the Fort Smith Housing Authority.

40.02 Where the Apprentice and Trades Qualification Board cancels an Apprentice contract, the Apprentice ceases to be an employee.

ARTICLE 41

SENIORITY

41.01 Seniority is defined **as** length of service with the Employer and shall be applied on a bargaining

unit wide basis. Seniority shall be a prime factor applied in determining preference for promotions, transfers, lay-off and recall.

- 41.02 A newly hired employee **shall be** on probation for a period defined in Clause 2.01(u). During the probationary period, the employee shall **be** entitled to all rights and benefits of this agreement, except the right to grieve a rejection on probation.
- 41.03 The Employer shall maintain a seniority list showing the date upon which each employee's service commenced. A copy of the seniority list shall be posted on all bulletin boards and sent to the Union and shall be kept up-to-date by the Employer.

ARTICLE 42

VACANCIES, JOB POSTINGS, PROMOTIONS, AND TRANSFERS

- 42.01 Every vacancy for positions **expected** to be of more than one (1) years' duration and every newly-created position shall be posted for five (5) full working days on the Union notice board. An employee desiring a position must make application in writing to the Manager within three (3) working days of the last day of posting.
- 42.02 Seniority shall be a governing factor in determining promotions, demotions, order of lay-off and order of recall, and filling of **jobs** after posting, providing that the most senior employee possesses the required qualification and ability to perform the normal requirements of the job.
- 42.03 Where operational requirements permit, in filling **job** vacancies, including promotions, transfers, and new **positions**, the **job** shall be awarded within 15 working days of posting to the successful applicant.

- 42.04 No employee shall be transferred to a position outside the bargaining unit without his consent. If an employee is transferred to a position outside the bargaining unit, he shall retain his seniority accumulated **up** to the date **of** leaving the unit, **but** will not accumulate further seniority. **Such** employee shall have the right to return to a position **in the** bargaining unit consistent with his seniority accumulated up to the date of transfer outside the unit.
- 42.05 No employee shall be transferred to another position within the bargaining unit without his consent. If an employee is transferred to another position, he shall have the right to return to his former position within 60 days, and any other employee affected by the transfer shall be returned to his former position, without loss of wages or seniority.
- 42.06 New employees shall not be hired when there are permanent employees on lay-off qualified to perform the job.

ARTICLE 43

STANDBY

- 43.01 (1) Where the Employer requires an employee to ~~be~~ available on standby during off-duty hours, an employee shall be entitled to a standby payment ~~of~~ twelve dollars (\$12.00) for each eight **(8)** consecutive hours or portion thereof that he is on standby, except on his days of rest and designated paid holidays.

For any period of standby on a day of rest or rest of a designated paid holiday, he shall be paid sixteen (\$16.00).

- (2) An employee designated by letter or by list for standby duty shall be available during his period of standby at a known telephone number and be available to return for duty as quickly as possible if called. In designating employees for standby the Employer will endeavour to provide for the equitable distribution of standby duties

among readily available, qualified employees who are normally required, in their regular duties, to perform that work.

- (3) No standby payment shall be granted if an employee is unable to report for duty when required.
- (4) An employee on standby who is required to report for work shall be paid, in addition to the standby pay, the appropriate overtime rate for all hours worked, subject to a minimum payment of four (4) hours pay at the straight time rate each time he reports, except that this minimum shall only apply once during each period of four (4) consecutive hours calculated from the first call-out. (eg. if an employee is called out at 6:00 p.m. and again at 7:00 p.m., the employee shall be paid a minimum of four (4) hours for the 6:00 p.m. call-out and the appropriate amount of overtime for the 7:00 p.m. call out. If an employee *is* called out at 6:00 p.m. and again at 10:30 p.m. he shall be entitled to a minimum of four (4) hours pay for the 6:00 p.m. call-out and another

four (4) hours pay for the 10:30 p.m. call-out.

ARTICLE 44

HOUSING SUBSIDY

- 44.01 (a) Employees paying full economic rent or living in private accommodation shall **be** entitled to a Housing Allowance of \$450.00 per month.
- (b) A utility allowance of \$100.00 per month shall **be** paid to employees living in private accommodation.

ARTICLE 45

CIVIL LIABILITY

- 45.01 If an action or proceeding **is** brought against any employee or former employee covered **by** this Agreement for an alleged tort committed **by** him

in the performance of his duties, then:

- (a) The employee, upon being served with any legal process, or upon receipt of any action or proceeding as hereinbefore referred to, being commenced against him shall advise *his* Employer of any such notification or legal process;
- (b) The Employer shall pay any damages or costs awarded against any such employee in any such action or proceedings and all legal fees, and/or;
- (c) The Employer shall pay any sum required to be paid by such employee in connection with the settlement of any claim made against such employee provided the conduct of the employee which gave rise to the action did not constitute a gross disregard or gross neglect of his duty as an employee.
- (d) Upon the employee notifying the Employer in accordance with paragraph (a) above the Employer and the employee shall forthwith meet and appoint counsel that is mutually agreeable to both parties. Should the

parties be unable to agree on counsel that is satisfactory to both, then the Employer accepts full responsibility for the conduct of the action and the employee agrees to cooperate fully with appointed counsel.

ARTICLE 46

SEVERANCE PAY

SEVERANCE - LAY-OFF

- 46.01 An employee who has four **(4)** years or more of continuous employment and who is laid off is entitled to be **paid** Severance pay at the time of lay-off. Severance pay in the case of a lay-off **shall** be one half **week's** pay for each year of continuous employment.

SEVERANCE - RETIREMENT

- 46.03 After four (4) years or more of continuous employment if **an** employee retires, the amount of Severance Pay shall be one-half ($\frac{1}{2}$) weeks' **pay** for each year of continuous employment.

SEVERANCE - RESIGNATION

- 460.4 For the purposes of this clause only, continuous service starts accumulating March **31, 1993**.

After four **(4)** years of continuous service severance pay shall be one half weeks pay for each year of continuous service (**as** defined above).

ARTICLE 47

SUSPENSION AND DISCIPLINE

- 47.01 When an employee is to be disciplined, the Employer shall notify the employee of such discipline **at** a meeting. Prior to the meeting, the Employer will notify the employee of his right *to* have a Shop Steward or other Union representative of the employee's choice in attendance. The reasons for the discipline shall be provided to the employee in sufficient detail that the employee may defend himself against it.

- 47.02 In the event of a suspension without pay of thirty

(30) days or longer or a termination, the following procedures shall be followed:

- (a) The Labour/Management Committee shall meet to review the disciplinary action and shall attempt to resolve the matter within seven (7) days of the disciplinary action.
- (b) Failing a suitable resolution through the Labour/Management Committee, in addition to the normal grievance and arbitration procedure, the employee will, at his or her option, be entitled to a "provisional arbitration" to be held within one (1) week of the meeting of the Labour/Management Committee, or a later date mutually agreed upon.

47.03 The "Provisional Arbitration" will be **heard** in Fort Smith unless in the interest of expediency a different location is mutually agreed upon.

47.04 An immediate verbal decision will be given by the "Provisional Arbitrator" following the presentation of the case. This decision will be without prejudice to the ultimate arbitration under Article

34.

- 47.05 The "Provisional Arbitrator" will be empowered to order that the employee be reinstated to work at his or her current level of pay and benefits or to uphold the Employer's decision on an interim **basis.**
- 47.06 Should the "Provisional Arbitrator" decide to reinstate an employee, and the Arbitrator in the ultimate arbitration hearing provided for in Article 34 decide against the employee, the employee shall not be ordered nor required to pay back any amount of money.

ARTICLE 48

LABOUR/ COMMITTEE

- 48.01 A Labour/Management Committee will be formed to consult on matters of safety and health, the Employee Assistance Program, and other matters of mutual interest.

- 48.02 The Labour/Management Committee shall be comprised of equal representation of the Union and the Employer, with each party choosing their respective representatives.
- 48.03 The Committee will meet once each month at a pre-established time, and **at** other times at the request of either party. The role of Chairman will alternate between the Employer and the Union.
- 48.04 In matters of safety and health, the Committee will follow the following provisions:
- (a) The Employer shall post the names of the Committee members in a prominent place.
 - (b) Committee members shall perform the necessary duties of investigating, identifying and seeking to remedy hazards at the workplace, and shall do so without loss of pay or fear of reprisal.
 - (c) The Employer shall ensure that employees can obtain the assistance of a first aid attendant easily and rapidly in all **workplaces.**

- (d) The Employer shall ensure that first aid kits are provided and are readily accessible at all times. Said first aid kits shall be kept well stocked at all times.
- (e) The Employer will encourage employees to take first aid courses and will assume the costs of such courses and also the costs of refresher courses required to maintain the validity of a certificate. Employees taking first aid training shall be granted leave with pay for the duration of the courses.
- (f) The Committee is to consider various alternatives for ensuring that an injured employee receives the appropriate medical transportation to the nearest medical facility and which agency is to bear such **costs**.
- (g) (i) Where the Employer requires an employee to undergo an occupational health examination by a qualified practitioner, chosen by the employee, the examination will be conducted at no expense to the employee.

- (ii) An employee will be granted leave with pay to attend the examination.

Workplace Environment Protection

- (h) The Employer and the Committee shall ensure that the necessary instruments for measuring the quality of the work environment are available when required, and that the results are acted upon appropriately, in order to correct any problems identified by said tests and/or measurements.

Toxic Hazardous Substances

- (i) Where toxic or suspected and/or confirmed carcinogenic chemicals or substances are identified in the workplace, the Committee shall:
 - (i) Remove and/or substitute chemicals or substances in the work procedure; or

- (ii) Introduce engineering controls to provide complete isolation between said chemicals and/or substances and the worker(s); and
- (iii) Maintain ongoing monitoring of the workplace.
- (iv) Where a dangerous substance cannot be removed or replaced, a notice indicating that a danger exists shall **be** posted.

Protective Clothing and Equipment

- (j) The Employer shall ensure that all protective devices, clothing and other equipment necessary to properly protect employee from injury and unhealthy conditions are provided **and** maintained at no cost to the employee.

Protective Rights of Pregnant Workers

- (k) **A** pregnant worker who furnishes to the Employer **a** medical certificate attesting that the working conditions may **be** physically

dangerous to her unborn child, or *to* herself by reason *of* her pregnancy, may request *to be* assigned *to* other duties including no such danger for the duration of her pregnancy. This request may be granted *by* the Employer and the assignment shall be without loss of pay or benefits.

The Right *to* Know Hazard Identification

- (l) The Committee shall identify new or presently used chemical substances or equipment in the work area including hazards or suspected hazards, precautions *or* antidotes or procedures *to* be followed following exposure. Work area shall include third party premises.

Informing and Investigations Concerning Health Hazards and Work Injuries

- (m) The Employer and the Committees shall conduct such investigations as may be necessary *to* determine the circumstances surrounding work injuries and health hazards arising in the workplace, including

third party premises.

Provision of Legislation or Employer's Policies

- (n) The Employer shall make available a copy of applicable health and safety legislation and regulations and Employer's policies and standards such as:
 - (i) Handbook of Occupational Health and Safety (Treasury Board of Canada); or
 - (ii) Part II of the Canada Labour Code and Regulations; or
 - (iii) Territory Acts; or
 - (iv) Provincial Legislation

Right to Refuse Dangerous Work

- (o) An employee shall have the right to refuse to work in dangerous situations.
 - (i) An employee may refuse to do any

particular act or series of acts at work which he has reasonable grounds to believe are dangerous to his health or safety or the health or safety of any other person at the place of employment until sufficient steps have been taken to satisfy him otherwise, or until the NWT Safety Officer has investigated the matter and advised him otherwise.

- (ii) No **loss** of wages or discriminatory action shall be taken against any worker by reason of the fact that he exercised the right conferred upon him in (i) above. No other employee shall be assigned to use or operate any machine, device, material or thing or perform **any** part of the work which is being investigated pending resolution of the situation.

Smoke-Free Workplace

- (p) In the event that the premises of the Employer become "Smoke-free", the Employer **shall** provide a designate area in each workplace where smoking will be permitted.

EMPLOYEE ASSISTANCE PROGRAM

- 48.05 In matters of the Employee Assistance Program, the Labour/Management Committee shall concern itself with poor work performance resulting from suspected alcohol or drug addiction.

Should this item of business arise during a Labour/Management Committee meeting, the Committee will deal with the matter confidentially taking into consideration the following provisions:

- (a) That alcohol and drug addictions are medical disorders, and
- (b) That an employee should be encouraged to remedy a disorder due to an addiction, and

-
- (c) That benefits normally extended to employees during the time of illness shall be extended to an employee suffering from an addiction at such a time that he or she seeks to correct this disorder, and
 - (d) That the decision to undertake treatment is the responsibility of the employee, and
 - (e) That the decision to seek treatment will not affect job security.

OTHER MATTERS

- 48.06 The Committee will discuss other matters of mutual concern which may arise from time to time.

ARTICLE 49

M.E.B.A.

- 49.01 During the term of ~~this~~ Agreement, the Employer agrees to provide to employees the benefits they currently enjoy under the MEBA Act, which are: Pension, Accidental Death and Dismemberment, Life Insurance, Dependant and Spousal Life Insurance and Long-term Disability. Subject to MEBA rules the Employees may exchange the matched pension contribution of 5 % to a matched RRSP contribution of 5% in a financial institution of their choice.

ARTICLE 50

RE-OPENER OF AGREEMENT AND MUTUAL DISCUSSIONS

RE-OPENER OF AGREEMENT

- 50.01 This Agreement may be amended by mutual consent.

MUTUAL DISCUSSIONS



- 50.02 The Employer and the Authority acknowledge the mutual benefits ~~to~~ be derived from dialogue between the parties and are prepared to discuss matters of common interest.

ARTICLE 51

DURATION AND RENEWAL

- 51.01 The term of this Agreement shall be from April 1, 1999 till March 31, 2002.

The provisions of this Agreement shall take effect on April 1, 1999, unless another date is expressly stated therein.

- 51.02 Notwithstanding the preceding, the provisions of this Agreement, including the provisions for the adjustments of disputes in Article 34, shall remain *in* effect during the negotiations for ~~its~~ renewal and until a new Agreement becomes effective.


- 51.03 Within four months preceding the termination of the Agreement, either party may, by written notice, require the other party to commence bargaining collectively with a view to the conclusion, renewal or revision of the Collective Agreement in accordance with subsection 1 of the Section 49 of the Canada Labour Code, Part I.
- 51.04 Where notice to commence collective bargaining has been given under Clause 51.03, the Employer shall not without consent by or on behalf of the employees affected, increase or decrease salaries or alter any other term or condition of employment of employees in the bargaining unit which was in force on the day on which the notice was given until a renewal or revision of **the** Agreement, or a new Collective Agreement **has** been concluded, in accordance with Section 50 of the Canada Labour Code, Part I.

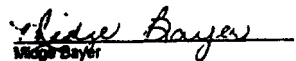
Signed this 28 day of may, 1999

On behalf of the Union of Northern Workers

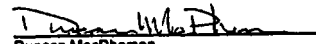

Jean-François DesLauriers
ARVP PSAC North


Gary Nickleson
Team Member


Melvin Fortier


Michelle Bayer
Service Officer
Union of Northern Workers

On behalf of Fort Smith Housing Authority


Duncan MacPherson
Chairperson


E. Lynn Siuko
Secretary Manager

Effective April 1, 1999	APPENDIX 'A' - RATES OF PAY					
	Office Staff - 37.5 hours per week					
Assistant Secretary Manager	44,398	45,825	47,324	48,893	50,534	52,274
Tenant Relations Officer	38,237	39,303	40,527	41,373	43,040	44,398
Clerk Typist	31,175	32,007	32,887	34,344	34,781	35,793
Finance Clerk	37,152	38,438	39,784	41,209	42,748	44,905

Maintenance Staff -40 Hours per Week APPENDIX "A" - RATES OF PAY Effective April 1, 1999

Housing Maintenance Foreman	52,128	53,798	55,554
Maintenance Serviceman	45,281	46,721	48,240
Painter	46,721	48,240	49,834
Plumber	52839	54664	56580
Carpenter	51503	53259	55109
Oil Burner Mechanic	49832	51503	53260

The Housing Maintenance Foreman will be paid an additional \$500.00 per month or \$6,000 per year as a foreman

allowance.

	APPENDIX 'A' - RATES OF PAY				Effective April 1, 2000	
Office Staff - 37.5 hours per week						
Assistant Secretary Manager	44,842	46,283	47,797	49,381	51,039	52,797
Tenant Relations Officer	38,619	39,696	40,932	41,785	43,470	44,842
Clerk Typist	31,487	32,327	33,216	34,687	35,129	36,151
Finance Clerk	37,524	38,822	40,182	41,621	43,175	45,353

Maintenance Staff - 40 Hours per Week APPENDIX 'A' - RATES OF PAY

Effective April 1, 2000

Housing Maintenance Foreman	52,649	53,336	56,110
Maintenance Serviceman	45,734	47,188	48,722
Painter	47,188	48,722	50,332
Plumber	53,367	55,211	57,146
Carpenter	52,018	53,792	55,660
Oil Burner Mechanic	50,330	52,018	53,793

The Housing Maintenance Foreman will be paid an additional \$500.00 per month or \$6,000 per year as a foreman allowance.

	APPENDIX "A" - RATES OF PAY				Effective April 1, 2001	
Office Staff - 37.5 hours per week						
Assistant Secretary Manager	45,290	46,746	48,275	49,875	51,549	53,325
Tenant Relations Officer	39,005	40,093	41,341	42,203	43,905	45,290
Clerk Typist	31,802	32,650	33,548	35,034	35,480	36,513
Finance Clerk	37,899	39,210	40,584	42,037	43,607	45,807

Maintenance Staff -40 Hours per Week	APPENDIX "A" - RATES OF PAY			Effective April 1, 2001
Housing Maintenance Foreman	53,175	53,869	56,671	
Maintenance Serviceman	46,191	47,660	49,209	
Painter	47,660	49,209	50,835	
Plumber	53,901	55,763	57,717	
Carpenter	52,538	54,330	56,217	
Oil Burner Mechanic	50,833	52,538	54,331	
The Housing Maintenance Foreman will be paid an additional \$500.00 per month or \$6,000 per year as a foreman allowance				

