

## Summary for LCCH Members: Legal and Governance Overview

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### **Co-operative Corporations Act (Ontario) – What LCCH Members Most Need to Know**

The Co-operative Corporations Act, R.S.O. 1990, c. C.35 is the legal framework that governs co-operatives in Ontario, including housing co-ops like LCCH. Key points relevant to members:

#### **1. Purpose of a Co-op**

- A co-op exists to meet the common needs of its members—not to make a profit.
- In LCCH's case, this includes affordable housing, food security, and community living.

#### **2. Membership Rights**

- Members have democratic control: one member, one vote.
- Members can vote on major decisions, elect directors, and amend by-laws.

#### **3. Board of Directors**

- Directors are elected from among the members.
- The board manages the co-op's affairs but is accountable to the membership.

#### **4. Financial Oversight**

- Annual financial statements must be presented to members.
- Surpluses (if any) can be reinvested or redistributed according to co-op rules.

#### **5. Member Obligations**

- Members must follow by-laws and contribute to the co-op's objectives.
- The co-op can remove members for serious violations, but only with due process.

### **LCCH By-Law No. 1 – What Members Most Need to Know**

This internal document outlines how LCCH operates day-to-day, within the legal structure of the Act.

#### **1. Who Can Be a Member**

- Must be aligned with LCCH's purpose and values (e.g., community living, food production, environmental care).
- Must be accepted by the Board (per membership selection conventions).
- Each member must occupy a housing unit owned by LCCH.

#### **2. Decision-Making**

- Members vote in general meetings (e.g., annual or special meetings).
- A quorum (minimum number of members present) is needed to conduct official business.

## 3. Your Role as a Member

- Participate in decisions and community activities.
- Attend meetings and vote on co-op issues.
- Comply with co-op agreements and pay housing charges.

## 4. Board Powers and Duties

- The Board governs LCCH between general meetings.
- Can make day-to-day decisions and create committees to support co-op operations.

## 5. Termination of Membership

- Can occur if a member:
  - Fails to pay housing charges,
  - Violates agreements,
  - Causes harm to the co-op.
- Due process must be followed, including notice and the right to appeal.

## 6. Conflict Resolution

- LCCH promotes resolution through internal procedures before using external mediation or legal avenues.

## Summary for Members

As a member of LCCH, you are more than a tenant—you are a co-owner of the community:

- You have power: to vote, shape policies, and elect leaders.
- You have responsibilities: to participate, pay housing charges, and support the co-op's mission.
- You have protections: through fair procedures, democratic structures, and collective decision-making.