



1900 Ford Ave. N.
Glencoe, MN 55336
(320)-864-7798
1-888-526-4242 Ext. 7798

www.orchard-estates.org

ABOUT INDEPENDENT LIVING AT ORCHARD ESTATES

At Orchard Estates, we encourage our tenants to be as independent as possible. You may arrange additional services on an as-needed basis. Please see the **HOME HEALTH CARE SERVICES** section in the Tenant Handbook for more information.

➤ **TENANCY CRITERIA**

At Orchard Estates, our hope is that tenants feel a sense of community and are happy to call this their home. We strive to provide an enjoyable, peaceful, and friendly environment for all of our tenants. The sense of community created at Orchard Estates is largely dependent on the good will created by the conduct and courtesy of each of you. In support of this, tenants are expected to:

- Treat each other with dignity and respect, honoring each person's individuality and right to privacy
- Refrain from behavior that is offensive or threatening to other tenants, guests or staff
- Refrain from behavior that could be dangerous to themselves, other tenants, guests or staff
- Refrain from any form of discrimination, hostility, aversion, aggression toward another tenant, guest or staff based on that person's status or disability, or that of the person's relatives or friends

In addition to the expectations listed above, Orchard Estates has established the following tenancy requirements:

- At least one individual residing in your apartment must be age 55 or older
- Your ability to function with or without assistance while living at Orchard Estates must be consistent with the services and care offered by Orchard Estates
- The staffing level required by you cannot compromise or increase the overall staffing level of the building.

- Your conduct cannot result in you, other tenants, visitors, volunteers or staff being placed in danger
- You must live within the terms of the Housing with Services Contract & Lease Agreement and this Tenant Handbook, either independently or in conjunction with the receipt of supportive and/or health-related services
- You must maintain your apartment in a clean, orderly manner and in a manner that is not detrimental to either your safety or physical, mental or economic well-being, or to the safety or physical, mental or economic well-being of other tenants or of Orchard Estates
- Orchard Estates is subject to the No Tobacco policy of Glencoe Regional Health Services. Tobacco use of all kinds is strictly prohibited within Orchard Estates, on balconies or patios, on the grounds or in private vehicles parked on the Glencoe Regional Health Services campus.

If Orchard Estates determines that you cannot or will not meet its tenancy requirements, we may exercise our right to terminate your tenancy pursuant to the terms of the Housing with Services Contract & Lease Agreement. In that event, either you or your responsible party will be notified and alternate placement options will be discussed.