

## TENANCY AGREEMENT – RULES AND REGULATIONS

### 1. KEYS

- 1.1 Upon moving into the Premises the Tenant shall contact the Landlord or designate to request the number of keys the Tenant requires for the Premises. In the event that any keys have been lost, stolen or misplaced, the Tenant agrees to reimburse the Landlord all costs incurred by the Landlord or the Landlord may charge a minimum fee of \$25.00 to a maximum fee of \$150.00 depending on the type of lock that is required.
- 1.2 The Tenant is not permitted to add, remove or change any locks of the Premises.

### 2. VACATING THE RESIDENCE

- 2.1 It will be the Tenant's responsibility to ensure that the Premises and its grounds are clean and tidy upon moving out. Upon vacating the Premises, the Tenant will perform, at minimum, the following (please refer to Schedule B.01 for detailed checklist):
  - 2.1.1 Wash walls and baseboards;
  - 2.1.2 Wash and wax floors;
  - 2.1.3 Vacuum and shampoo carpets;
  - 2.1.4 Clean appliances. Refrigerators are to be cleaned, unplugged and left with the doors propped open to prevent mildew. Stovetops and ovens are to be cleaned thoroughly. Washing machines are to be wiped out especially the soap and liquid fabric dispensers and the lint is removed from the clothes dryer;
  - 2.1.5 Remove all garbage and leave the Premises and its grounds in a neat and tidy condition;
  - 2.1.6 Wash inside and outside of all cupboards; and
  - 2.1.7 Any other cleaning that is reasonably necessary to return the Premises to the Landlord in good condition and repair.
- 2.2 The checkout Accommodation Inspection Report shall be completed after all possessions are removed, and the Premises has received its final cleaning.
- 2.3 The Accommodation Inspection Report appointment shall be scheduled during normal working hours where Landlord personnel are involved.

### 3. HANGING OF PICTURES

Only small picture hooks and small nails may be used for the handling of pictures in the Premises. No tape, picture hanger, or otherwise, is to be used on the walls or ceilings.

### 4. WATERBEDS

Waterbeds are not permitted.

### 5. GROUND-MAINTENANCE

- 5.1 The Tenant will maintain the grounds of the Premises in a neat and tidy condition; which includes regularly cutting the grass.
- 5.2 The Tenant will take all reasonable steps to keep sidewalks, steps and driveways on the Premises clear of snow, ice and any obstruction in accordance with all local laws, rules, regulations or ordinances.

## SCHEDULE "B"

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### **6. ACCESS TO AND EGRESS FROM RESIDENCE**

- 6.1 The hallways, passages and stairs of the building in which the Premises are situated shall not be used for any purpose other than going to and from the Premises.
- 6.2 The Tenant shall not encumber those areas with boxes, furniture or other material, or leave rubbish in those areas and other areas used in common with other Tenants.

### **7. ALTERATIONS AND ATTACHMENTS**

- 7.1 The Tenant shall not affix to, or erect upon the Premises, or attach to the building any satellite dish, radio, TV antenna tower without prior written consent of the Landlord.
- 7.2 The Tenant will not undertake major repairs or alterations with regard to electrical wiring, plumbing or physical or structural features. Any requirements for this work should be reported to the Landlord or his designate who will arrange for the necessary tradesman to do such work as deemed necessary by the Landlord.
- 7.3 No additional electric wiring or heating units shall be installed in the Premises without the prior written approval of the Landlord.
- 7.4 No painting, papering or redecorating shall be done by the Tenant without prior written consent of the Landlord.

### **8. PARKING**

- 8.1 Parking facilities, if any, are provided at the Tenant's own risk. The Tenant is required to park in and only may park in the stall(s) or space(s) allotted to the Tenant.
- 8.2 Under no conditions may the Tenant park any vehicles on the property other than in the parking stall(s) or spaces(s) provided under this Lease. In addition, the Tenant is prohibited from driving vehicles across the property. All vehicles must be confined to the driveway, parking stall(s) or spaces(s) or the public roadway adjacent to the Premises.
- 8.3 Under no conditions are industrial vehicles or units to be parked in residence areas without the prior written consent of the Landlord or his designate.
- 8.4 Inoperable vehicles parked on the Landlord's property may be removed by the Landlord at the Tenant's expense.

### **9. SAFETY**

No combustible material or flammable liquid shall be kept on the Premises except in small quantities and in containers approved for this purpose.

### **10. PETS**

Up to three domestic pets shall be allowed with the prior written consent of the Landlord. If such consent is given, all damage caused by the pets will be charged to the Tenant.

## SCHEDULE "B"

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### 11. CHECKING OF PREMISES DURING ABSENCE

The Tenant will leave keys to the Premises with a responsible person who shall check the Premises as directed in the Lease.

### 12. CONSIDERATION OF OTHERS

- 12.1 Noise shall not be permitted in the Premises, which in the opinion of the Landlord, disturbs the comfort of the other Tenants.
- 12.2 The Tenant will obey any reasonable rules posted regarding the use and care of the building, parking lot, laundry room and other common facilities that are provided for the use of tenants.

### 13. SIGNS

The Tenant shall not place or expose anywhere inside or outside the Premises any placard, notice or sign for advertising purposes.

### 14. READING OF UTILITY METERS

The Tenant shall be responsible for the reading and reporting of designated utility meters at a frequency designated by the Landlord.

### 15. SUMMER HOLIDAYS

- 15.1 If the Tenant leaves for an extended period of time, including the summer, and leaves their belongings in the Premises, they will continue to be charged rent for such time until the Lease is formally terminated.
- 15.2 If a Tenant vacates the Premises for an extended period of time, including the summer, with the purpose of not paying rent, as determined in the sole discretion of the Landlord, then:
  - 15.2.1 the Tenant will be deemed to be terminating the Lease,
  - 15.2.2 the Tenant will be required to completely vacate the Premises including all belongings and possessions,
  - 15.2.3 the Landlord will have completed an **Accommodation Inspection Report** along with resultant finalization of the Tenant's security deposit.
  - 15.2.4 The Premises locks shall be subject to being re-keyed.
- 15.3 Upon the Tenant's vacating the Premises, the Premises will be available to others to rent the following school year, and should the Tenant return, the same Premises will not be guaranteed to the vacating Tenant.

### 16. SMOKE FREE ENVIRONMENT

- 16.1 **All Premises are smoke free areas.** The Tenant agrees the Premises and nearby grounds are smoke free areas. With the prior written approval of the Landlord, the Aboriginal tradition of smudging may be accommodated on special request in the Premises as directed by the Landlord and its policies.

Smudging is an Aboriginal tradition which involves the burning of sage, sweetgrass, willow fungus (wihkimasikan) and/or cedar. Smudge produces a distinct odour, but the smoke associated with it is minimal and lasts a very short time.

### 16.2 Smudging Procedures

- If smudging is to take place in the Premises it will be in a designated area with appropriate consent, where applicable.
- Any areas designated as smudging areas are to be in a well-ventilated area and approved by the Landlord.
- Designated smudging areas must contain a fully charged fire extinguisher.
- The Tenant must understand how to use fire extinguishers.
- When smudging ceremonies are completed the materials must be fully extinguished and disposed of in an appropriate manner.
- Smoking or warm smudging materials need to burn out on their own.
- Smudge remnants and matches are to be placed in a tin can and saved.
- Smudge remnants are never to be placed in a trash receptacle.
- Tobacco may be used in pipe ceremonies and only by a pipe carrier.