



## **APARTMENT RULES & REGULATIONS**

### **IT IS AGREED AND UNDERSTOOD THAT:**

1. Any person under the age of TWENTY-ONE applying for an apartment/house is required to have his/her lease CO-SIGNED under "Guarantor of Tenant Covenants" by a parent or guardian.
2. Before undertaking occupancy of the said premises, I will sign the Landlord's usual form of Tenancy Agreement, which I have read and understood.
3. Should the applicant default in signing the Lease within four (4) working days of being notified of the approval of the application, possession of the premises shall not be granted and the Lessor may retain the advance payment in its entirety as the administration charge for reserving the premises and processing the application and lease.
4. After signing the lease, should the Lessee fail to take possession within five (5) days of the first day of the term thereof, the Lessor may deem the premises to have been abandoned and in addition to all other rights reserved under the Lease, may retain all advance payments.
5. The Lessee is advised to secure insurance coverage against fire theft and water damage to furniture and personal belongings plus tenants legal liability (i.e. covering waterbeds and damage caused by the tenant's pet(s)).
6. The Lessor will provide parking space for one (1) automobile only. Extra spaces available shall be rented at a cost of \$25.00 per space per month, payable in advance for the term of the lease.
7. No person(s) shall use any outside parking space for any purpose whatsoever except for parking the vehicle. (i.e. no washing or repairing to be done in the parking lot).
8. No patching, painting or wallpapering is to be done by tenants.
9. No satellite dishes or other communication devices shall be permitted.
10. No awnings or shades shall be erected over and outside of the windows or balconies.
11. **NO BARBECUING** or any open fire is permitted on the rented premises balconies or environs of the buildings. **NO DRYING OR AIRING OF CLOTHING OR BEDDING ON THE BALCONIES IS ALLOWED.**
12. No storage of coal, gasoline, oil or any other combustible material or offensive goods, provisions or material shall be kept on the property.
13. Nothing shall be thrown out of the windows or doors or over the balconies of the building.
14. No mops, brooms, dusters, rugs or bedding shall be hung on the balcony or shaken or beaten from any window, door or balcony.
15. **NO PETS OF ANY KIND (ANIMAL, BIRD OR REPTILE) SHALL BE BROUGHT INTO THE BUILDING OR KEPT THEREIN WITHOUT THE APPROVAL OF THE LANDLORD. THE LESSOR WILL BE REQUIRED TO SIGN THE RULES & REGULATIONS FOR PETS ON THE RENTED PREMISES PRIOR TO BRINGING ANY PET ONTO THE LANDLORD'S PROPERTY. VISITOR'S PETS ARE NOT PERMITTED ON THE PROPERTY.**
16. The Lessee shall not overload existing electrical circuits.
17. **NO NOISE OF ANY KIND, WHICH MAY DISTURB THE COMFORT OF ANY OTHER OCCUPANT, SHALL BE PERMITTED, NOR SHALL ANY NOISE BE PERSISTED AFTER REQUEST TO DISCONTINUE HAS BEEN MADE BY THE LANDLORD OR HIS REPRESENTATIVES.** This shall be deemed to include the playing of musical instruments, radios, stereos, televisions, and all parties disorderly or otherwise.
18. As a means of convenience, the tenant is suggested to supply POST DATED CHEQUES for the term of the lease.
19. If a cheque or automatic withdrawal is not honoured at or by the Tenant's bank, an additional amount of \$50.00 over and above the monthly rent will be charged. If payment is not in the office by the FIRST day of the month, there will be an additional charge of \$50.00.
20. Should a tenant wish to assign / sublet the said apartment, a processing fee of \$150.00 must be paid together with a signed Assignment / Sublet form. The sublet form must be obtained from the building Superintendent.
21. A lockout fee of \$25.00 will be charged if required. The charge shall increase to \$50.00 on weekends and holidays.

**Rules and Regulations cont'd....**

- 22. A charge of \$50.00 shall be paid for each key not returned to the Landlord.
- 23. Upon vacating, the Tenant shall leave the rented premises fit for immediate occupancy by the new tenant, clean, undamaged, and with all furniture and refuse removed. The appliances: stove and refrigerator shall be left immaculately clean inside and out. Failure to leave the premises ready for the new tenant will result in a cleaning fee in accordance with the condition of the premises.

APPLICANT: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

GUARANTOR: \_\_\_\_\_

GUARANTOR: \_\_\_\_\_

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_