

## THE MAPLE

### **Additional Obligations - Appendix "A" - RULES AND REGULATIONS**

1. No sidewalk or any other common area of the Premises shall be obstructed or used by the Tenant for any purpose other than for ingress and egress to and from the Premises.
2. No footwear or mats shall be left in any common area (hallways) of the Premises.
3. No personal belongings shall be left on the Property. Personal belongings left in any part of the property may be removed and disposed of by the Landlord at the tenant's expense.
4. No playset, shed, fence, or any other structure shall be built or placed on the Property.
5. The Premises & Property are smoke-free (including on patios). Smoking includes, but is not limited to, the use of cigarettes, cigars, cannabis, vaping, bong, etc. Growing of cannabis is prohibited both in the Premises and on the Property.
6. It is the Tenant's responsibility to ensure that electricity services are transferred into their name at their cost, on or before the commencement of their lease agreement. Failure to do so will result in a monthly administration charge of \$25.00 plus monthly electricity consumption paid by the landlord for their unit.
7. It is the Tenant's responsibility to obtain proper Tenant's Insurance during their full tenancy and to provide a copy to the Landlord.
8. Tenant must not allow its windows to remain open so as to admit any inclement weather such as rain, snow, or freezing temperatures. The Tenant is responsible for any damage to the Premises or Building of the Landlord or other tenants by breaking this rule.
9. All glass, locks, and trimmings in or upon the doors and windows of the Premises shall be kept whole; and whenever, any part thereof shall be lost or broken by fault of the Tenant, the Landlord shall immediately replace or repair at the Tenant's expense.
10. Window blinds have been installed by the landlord and additional window coverings are not permitted to be installed by the tenant. No flags or blankets shall be used as window coverings. Window coverings provided in the unit are the property of the landlord and must be kept in clean/working order at the end of the lease.
11. No outside clothesline, radio aerials, or TV antennas shall be erected by Tenant. Nothing shall be placed on deck railings or on the outside of window sills or projections. No washing or clothing shall be hung on or from the balcony of the Premises. No birdfeeders permitted on the patio or property. Any type of windchime is to be discussed with rental management.

12. No storage of personal property is permitted on the balcony except for seasonal/recreational items such as bicycles, skis, sleds/toboggans, etc. as long as they are kept neat and tidy.
13. No Charcoal or Wood barbeques are permitted.
14. The Landlord's electric stove, refrigerator, dishwasher, microwave, washer & dryer shall be kept clean and in good working order by the Tenant. The Tenant is responsible for any damage to this equipment, reasonable wear and tear expected.
15. The Tenant shall not install additional heating units, telephone/data connections, or additional electrical circuits in the Premises and shall not overload existing electrical circuits.
16. No plumbing or electrical repairs are permitted without permission of landlord. (This includes bidet attachments to toilets or hose's) – Any clogged drains/toilets are the responsibility of the tenant and/or expensed to the tenant.
17. No goods, chattels, fixtures or other items that might overload the floor of the Premises shall be brought into the Premises nor shall items be moved on, in, or over floors, sidewalks, steps, stairways, lawns, or other property of the Landlord so as to damage same. Tenant is responsible for any damage caused by this movement of items in, out of, or about the Property.
18. Water shall not be left running in the Premises or elsewhere on the Property unless being used. The water closets and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Tenant is responsible for any damage resulting from misuse or from unusual or unreasonable use thereof.
19. The Tenant shall not bring onto the Premises nor use a waterbed or other water filled furniture.
20. The Tenant will be held responsible for any damages caused by moving furniture in or out of the Premises or by fire due to neglect or carelessness or by frozen radiators, heating lines, water pipes, etc.
21. The Tenant shall keep its Premises and fixtures, appliances, and interior windows clean at all times and shall advise Landlord promptly of any malfunctions.
22. Before vacating, the Tenant shall leave the Premises in a condition acceptable to the Landlord, clean and free of damage. Procedures required at the time of vacating will be provided by the Landlord upon receipt of the Tenant's notice to quit.
23. No signs, advertisements, or notices shall be inscribed, painted, or affixed on any part of the inside or outside of the Premises and Property-without prior and approved notice to the landlord.

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24. The Tenant will not park a vehicle in any space except the parking space from time to time allotted to it by the Landlord, and such vehicle shall be so parked so as not to impair or interfere the access to and from other parking spaces or the exits or entrances from or to the parking areas. The Tenant will affix a sticker or other identification furnished by the Landlord upon its vehicle and shall furnish the Landlord with the current provincial license number of its vehicle; such vehicle and contents are parked entirely at the risk of the Tenant and/or owner of the vehicle if different from Tenant.
25. The parking space of the Tenant shall not be used for storage purposes or for the parking of a trailer, mobile home, boat, or truck without the prior written authorization of the Landlord. No vehicle belonging to a guest or visitor of a Tenant shall be parked except in the area designated by the Landlord for such parking. The repairing or washing of vehicles shall not be carried out upon the Property. Immobile vehicles in a state of disrepair shall not be parked in any parking spaces.
26. No pets shall be kept within or about the Premises or Building without the Landlord's prior written approval and in accordance with Landlord's Rules and Regulations Regarding Pets.
27. The Tenant, their families, guests, and visitors shall not make or permit loud and improper noise in the Premises or on the Property or do anything that would reasonably annoy, disturb, or interfere with tenants in other premises on the Property, nor shall any noise whatsoever be repeated or persisted in after a request to discontinue has been made by the Landlord or its employees or agents.
28. Garbage is to be disposed of as directed by the Landlord in a timely manner. The Tenant shall recycle its garbage in compliance with all municipal laws, ordinances, by-laws, and regulations in force from time to time governing the Property and Premises and shall pay all municipal fines and penalties imposed as a result of its non-compliance. Tenants are responsible for transporting their garbage (bagged and tied securely) to the refuse room. Cardboards are to be broken down and tied in bundles. No loose garbage/recyclables are to be placed in the bins. Any big personal items, such as TVs, Furniture, Computers, etc. are not to be left in or outside of the refuse room. It is the tenant's responsibility to discard of these items on their own. Tenant will be charged a fee for larger items left. Absolutely no garbage is to be left in the common areas of the Premises.
29. No hazardous, combustible, or offensive goods, or materials other than propane tanks associate with barbeques shall be kept in the Premises or on the Property.
30. The Tenant shall not disturb or interfere with any landscaping, garden work, or planting that has been done or is to be done by the Landlord.

31. All lightbulbs and batteries are the responsibility of the tenant. The tenant shall use proper light bulbs and not increase the load amperage of any circuit breaker in the electrical panel.
32. No subletting permitted – Should you need to break your lease early, administration fees will apply and the remaining rent due each month until the anniversary date, unless leased prior.
33. If tenant spot any pests, bugs, etc. they must report it to the landlord as soon as possible, so proper treatment is made quickly. No over-the-counter products to be used without landlord permission. If it is deemed that the tenant is responsible for bringing in pests (such as: mice, bedbugs, cockroaches) extra expenses for pest control will be at the cost of the tenant.
34. There will be a \$50.00 charge to any Tenant who has to be let into the Premises by the Landlord, staff, or contractors.
35. Any Tenant who has lost their main entrance fob or garage remote and need it replaced will be charged \$100. Any tenant who has lost their apartment entry key will be charged \$50.
36. The Tenant will not let any unfamiliar faces in the building and will report any action deemed suspicious around the premises. Any packages left from UPS, Fedex, Canada Post, etc. is at the risk of the tenant. The landlord is not responsible for any missing packages.
37. Artificial Christmas trees only.
38. Any changes/additions to the tenants on the lease must be reported ASAP. Any guests (more than 7 days) shall be reported to the Superintendent/Landlord – eviction or a fee (upon discretion) may be charged if deemed a long-term stay.
39. The landlord/or their employees (superintendent) have the right (with 24-hour notice) to do an inspection of the unit at any time.
40. These rules & regulations shall bind the Tenant and its family, guests, visitors, employees, contractors, agents, successors, and assigns, and the Tenant shall be responsible to the Landlord for the consequence of any of these persons breaking a rule or regulation. Tenant agrees to notify all such persons of the rules and regulations governing the Premises and Property and their conduct while in or on the Premises or Property.

UNIT: \_\_\_\_\_

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

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

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