

## Rental Accommodation Rules and Regulations - Appendix 233E

1. The Tenant shall dispose of all garbage from the premises in a proper manner.
2. The Tenant shall use the decks, entrance, and walks in a proper manner.
3. If windows or doors are left open on the premises by the Tenant or by any person invited on the premises by the Tenant, causing plumbing to freeze, damage by rain, or water damage to floors or walls, the Tenant shall be responsible for any damage occasioned by such action.
4. The Tenant agrees to immediately report to the Landlord any and all damage that may occur to the premises.
5. Only small picture hooks and small nails may be used for the hanging of pictures in the premises.
6. The Tenant shall be responsible for replacing any glass which is broken, cracked or damaged due to the negligence or willful misconduct of the Tenant or any other person or persons invited on the premises by the Tenant. The replacement glass shall be of a kind and quality similar to the original.
7. The hallways, passages, and stairs of the building in which the premises are situated shall be used for no purpose other than going to and from the premises, and the Tenant shall not in any way encumber those areas with boxes, furniture or other material, or place or leave rubbish in those areas and other areas used in common with other tenants.
8. Boots and rubbers which are soiled or wet shall be removed at the entrance to the building in which the premises are located and then taken into the Tenant's premises.
9. No structural alterations, painting, papering, or redecorating shall be done by the Tenant without the prior written consent of the Landlord.
10. Neither the Tenant nor the Landlord shall add to or change locks on doors giving access to the premises or to any building or property of which the premises form a part without the prior written consent of the other party. After consent is given by the Landlord, the Tenant is required to provide the Landlord with a key for any locks installed or changed by the Tenant.
11. The Tenant will place plastic or other soft sliders/protectors on the bottom of each leg of furniture.
12. The tenant shall not do anything to create or allow a health, fire or other hazard to exist and shall comply with all health, fire, and police regulations of the Province and city, town, or municipality in which the premises are located.
13. No additional electric wiring or heating units shall be installed in the premises without the prior written consent of the Landlord.
14. No combustible material or flammable liquid shall be kept on the premises except in small quantities and in containers approved for this purpose.
15. If the Tenant is absent from the premises and the premises are unoccupied for a period of fourteen (14) days or longer, the Tenant shall notify the Landlord and arrange for a regular inspection by a competent person.
16. The Tenant will not cause, and the Tenant will ensure that family and guests of the Tenant do not cause a nuisance or disturbance to the neighbours of the premises. Noise shall not be permitted in the premises which, in the opinion of the Landlord, disturb the comfort of the neighbors to the premises.
17. No pets, animals, reptiles or birds of any kind shall be allowed or kept in or about the premises, either on a permanent or temporary basis, without the prior written consent of the Landlord.
18. The Tenant will not leave guests in charge of the premises nor have guests stay longer than four (4) weeks without notifying the Landlord.

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19. If parking facilities are provided, they are provided at the Tenant's own risk and the Tenant is required to park in the stall allotted to the Tenant. Unlicensed or inoperable vehicles parked on the Landlord's property will be removed at the Tenant's expense.
20. The Tenant shall not place or expose or allow to be placed or exposed anywhere in the premises within or without, any placard, notice plate, or sign for advertising purposes, nor shall the Tenant affix to the premises or erect thereon any radio or TV antenna or towers, without the prior written consent of the Landlord.
21. Reasonable variations and modifications may be made to these Rules and Regulations from time to time by way of reasonable written notice from the Landlord to the Tenant, provided that such variations and modifications do not modify this Agreement and are clear and fair and are intended to either:
  - (a) promote the comfort, safety or welfare of the Tenant, the family and guests of the Tenant and/or other tenants in the building of which the premises form a part;
  - (b) preserve the Landlord's property from abusive use or promote the care and cleanliness of the premises, the building of which the premises form a part, if any, or the property on which the building is located, or
  - (c) make a fair distribution of services or facilities provided for the Tenant's use.

**Signed by the Landlord:**

\_\_\_\_\_  
Signature of Landlord - Pastor

**Signed by the Tenant:**

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Signature of Tenant

**References:**

Reference: **1.** \_\_\_\_\_ **2.** \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

Employment: \_\_\_\_\_ Contact: \_\_\_\_\_  
\_\_\_\_\_

Banking Information: \_\_\_\_\_  
\_\_\_\_\_

Important Medical Conditions: \_\_\_\_\_  
(in case of emergency) \_\_\_\_\_

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All information in this lease is true/correct and will be used to determine our Tenant worthiness. I/We authorize/consent to the landlord receiving and exchanging with other persons any information from references as to our credit worthiness.

**Signed by the Tenant:**

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Signature of Tenant

