

RULES AND REGULATIONS OF THE LEASE

THE TERM LANDLORD REFERS TO ALL PERSONS IN HIS EMPLOY OR ACTING ON HIS BEHALF

THE TERM TENANT INCLUDES LESSEE, GUARANTOR, OCCUPANT, AND LEGAL REPRESENTATIVE

1. Nothing in this lease releases the tenant from paying the agreed rent during its term, unless the apartment has been re-rented by either the Landlord or the Tenant. This is subject to the consent of the Landlord and will not be arbitrarily or unreasonably withheld. The Landlord shall only charge the tenant his reasonable expenses in the reletting. Such fee (currently \$50.00) to be paid in advance.
2. Tenant to install suitable curtains on all windows immediately; no flags, foil, etc.
3. Tenant may install own air conditioner, but installation must meet the Landlord's specification; i.e. plexiglass only—no cardboard or wood. The Landlord shall have the right to enter and correct installation at the tenant's expense when necessary, after reasonable notification.
4. PARKING RESTRICTED TO OPERABLE CARS ONLY. OPERABLE MEANS ROADWORTHY, CURRENT PLATES, AND GOOD MECHANICAL AND BODY CONDITION. ALL OTHERS WILL BE REMOVED AT OWNER'S EXPENSE.
5. No storage of recreational vehicles (i.e. snowmobiles, boats, trailers used for any purpose, motor homes or campers) on building lands and premises.
6. The Landlord shall not be liable for any damage to tenant's property at any time in the said premises or building as a result of gas, water, steam, waterworks, rain or snow, which may leak into, issue or flow from any part of the said building of which the premises hereby leased are a part or from the pipes or plumbing works of the same or from any other place or quarter.
7. The tenant covenants and agrees with the Landlord that he will not, without the written consent of the Landlord, erect or cause to be erected on the said building or any part thereof any television or radio antenna, satellite dish or any other device or apparatus whatsoever, and if any device or apparatus is erected without such written consent, to immediately remove same upon request of the Landlord. the tenant further agrees that if any such device is erected on the said building he (whether with or without the consent of the Landlord) will at his own expense repair any damage done to the building or premises by reason of the erection maintenance or removal thereof and will indemnify and save harmless the Landlord, his servants or agents from all liability and for damages to persons or property as a result of erection, maintenance or removal thereof.
8. The tenant covenants and agrees with the Landlord that in case the said leased premises shall be vacated or abandoned the Landlord, in addition to all other rights hereby reserved to him, shall have the right to enter the same either by force or otherwise without being liable for any prosecution therefor, and to re-let the said premises and to receive the rent. Provided that if the rent hereunder is overdue and the premises are vacant, it shall be
9. The tenant shall give the Landlord prompt notice of any accident or other defect in the water pipes, gas pipes or heating apparatus, telephone, electric light or other wires.
10. The tenant shall be liable for all damages caused by them and their guests.
11. If the tenant is obliged to vacate the demised premises on or before a certain date and the Landlord has entered into a lease with a third party to rent the said premises after such date and the Tenant fails to vacate the said premises thereby causing the Landlord to be liable to such third party, they the Tenant shall, in addition to any other liability hereunder indemnify the Landlord for all losses suffered by reason of his failure to vacate.
12. The Tenant shall not allow windows and patio doors to remain open to admit rain/snow. Patio doors must remain closed during freezing weather to ensure that heating pipes do not freeze and burst. Tenants neglecting this rule will be held responsible for any damage.
13. All garbage is to be tightly wrapped in plastic and placed in chute or taken to outside bins.
14. No animals shall be allowed upon or kept in or about the leased premises, unless in accordance with the Residential Tenancies Act and local by-laws.
15. No barbecuing allowed on the balconies.
16. Apartment must be left clean and in good condition at time of vacating.
17. BALCONIES AND PATIOS ARE NOT TO BE USED FOR STORAGE. THE LANDLORD SHALL HAVE THE RIGHT OF ENTRY TO CLEAR BALCONIES, AT THE TENANT'S EXPENSE IF NECESSARY, AFTER REASONABLE NOTICE GIVEN TO THE TENANT.
18. In the event of a breakdown of the electrical or mechanical systems, including appliances, the Landlord will not be liable for damages or personal discomfort, but the Landlord will carry out repairs with reasonable diligence.
19. APPLIANCES – The Tenant shall not install, alter or change any fixture or appliance in the suite without Landlord's consent
20. PRIOR TO POSSESSION OF THE DEMISED PREMISE, THE TENANT SHALL OBTAIN A SATISFACTORY TENANT'S INSURANCE PACKAGE INCLUDING PERSONAL AND PROPERTY LIABILITY. THE LANDLORD IS NOT RESPONSIBLE FOR DAMAGES AS A RESULT OF FIRE, VANDALISM, OR NEGLIGENCE CAUSED BY OTHER TENANTS.
21. The Landlord shall have the right to make such other and further reasonable rules and regulations as in his judgement may from time to time be needful for the safety, care and cleanliness of the premises and for preservation of good order therein and the same shall be kept and observed by the tenants, their families, visitors, guests, clerks, servants and agents.
22. *The Landlord reserves the right to apply a reasonable monthly charge to residents who install air conditioners, washing machines, clothes driers, or any other unapproved appliance.
23. Overnight parking of commercial vehicles is not permitted.