

ATTACHMENT "B"

(Revised-June 2016)

RULES AND REGULATIONS

(145-149-150-151-152-153-155 MCLAUGHLIN)
(27 EDMOND, 50 MAPLEWOOD, 8 PLEASANT)
(2380 MOUNTAIN ROAD)

These rules apply to tenants and their visitors.

The space is rented for the accommodation of _____ people
named:

1. Rent is to be paid by pre-authorized payment or post-dated cheque for the duration of the lease.
2. All windows and doors must be kept shut during cold winter weather to avoid freeze up of water lines and pipes.
3. A plastic shower curtain must be installed in the bathroom to prevent water damage.
4. **Tenants must have protection under all furniture that is on laminate flooring, such as felt pads, so as not to damage flooring.**
5. Redecorating, papering, alterations or repairs to the rental unit require prior written approval from management. Also, there is **"NO SATELLITE DISH" permitted.**
6. Electricity must stay connected until the last day of your lease even if you move out earlier.
7. No noise to disturb neighbors **at any time. Quiet time is 10:00p.m.** You are responsible for your guests. No parties permitted.
8. No additional locks or deadbolts shall be placed upon any door of the premises and the present locks shall not be altered without the consent of the Landlord. No duplicate keys are allowed without our permission.
9. Garbage should be put in garbage bags and placed in dumpsters. They must not be left in hallways, stairwells or on balconies.
10. Only artificial Christmas trees are allowed due to fire and insurance regulations.
11. Only outdoor patio furniture is allowed on balconies. Also, **gas or charcoal fired BBQ's are not permitted on balconies due to fire and insurance regulations.**
12. Laundry facilities are to be used between 7:30 a.m. to 10:00 p.m. only.
13. Speed limit at all times on the property is 20 km per hour. All tenants' cars and license plate numbers have to be registered with the office.
 - (a) Motorcycles or automobiles which could cause damage to the surface of the parking area through oil leaks or any other reason shall be denied parking on the property.
 - (b) No automobile repairs to be done on the premises, except tire change.
 - (c) Cars have to be moved after winter storms in order to permit snow removal. All vehicles must be operational.

14. **BY ORDER OF THE FIRE MARSHALL**

***** DO NOT TAMPER WITH OR UNPLUG SMOKE ALARMS *****

15. Proper blinds are hung in all windows. Flags, sheets, posters, stickers, etc, are not permitted.

16. Damage deposit will be reimbursed on the following conditions:

- (a) Cleaning of the apartment as per our checklist.
- (b) Verification that no damages have been done to appliances or interior of apartment except reasonable wear and tear.
- (c) All keys returned.
- (d) All rents owed to the Landlord are paid in full.
- (e) Proper notice was given.

17. **It is mandatory to have tenants insurance with proof to be given to A.T.M.J. Properties Inc.** We are aware and understand that the Landlords' insurance does not provide for the Tenant and it has been recommended to me by the Landlord to contact my insurance agent to obtain proper coverage to protect me and my legal obligations through a Tenants' Package Policy.

18. Once your notice of termination of your lease has been served, we have the right to show your apartment from that time on until rented without any previous notice required. **The apartment must be clean and presentable at all times.**

19. **NON-SMOKING**

I/We understand and agree that this is a non-smoking unit.

20. The security deposit is held by the office of the Rentalsman and cannot be used for the final rent payment of the lease.

21. Deep-frying in oil, whether in open or closed pot(s) or deep-fryer, is a serious fire hazard and is strictly prohibited. _____

Initial(s)

THE UNDERSIGNED TENANT(S) HEREBY ACKNOWLEDGE HAVING READ AND UNDERSTOOD THESE RULES AND REGULATIONS AND HAVE RECEIVED A COPY HEREOF.

TENANT: _____ MANAGER: _____

TENANT: _____

DATED: _____