



## **Schedule A: Rules and Regulations**

1. The tenant shall dispose of garbage and waste from the premise in a proper manner.
  
2. The tenant shall use the yard, entrance, and walks in a proper manner and shall keep all walks, yards, and garbage disposal areas for which the tenant is responsible to keep clean and tidy at all times, free of all objectional materials, including snow and ice where required
  
3. If windows are left open on the premise by the tenant or by any person invited on the premise by the tenant, causing plumbing to freeze, damage by rain, or water to floors or walls, the tenant shall be responsible for any damage caused by such action.
  
4. The tenant agrees smoking and vaping is not permitted anywhere inside the premise. Failure to follow this rule will be complete forfeit of the tenant damage deposit plus further costs to repair damages of the premises.
  
5. The tenant agrees to immediately report to the landlord any, and all, damage that may occur to the premise throughout the continuance of the tenancy.
  
6. Only small picture hooks and small nails may be used for the hanging of pictures in the premise. TV wall mounts are not permitted.
  
7. The tenant shall be responsible for replacing glass of any kind and quality similar to which may be broken, cracked, or damaged due to negligence or willful misconduct of the tenant or nay other person or persons invited on the premise by the tenant.
  
8. No structural alterations, painting, papering, redecorating shall be done by the tenant without prior written consent of the landlord.
  
9. No additional electric wiring or heating units shall be installed in the premise without the prior written consent of the landlord

10. The tenant must keep and observe all health, fire, and police regulations of the province, city, town, municipality in which the premise is located.

11. If the tenant is absent from the premise and the premises are unoccupied for an extended period, the tenant is to arrange for regular inspection by a competent person. Such inspection shall be carried out no later than every 48 hours.

12. Waterbeds are not permitted on the premises

13. The tenant shall ensure that the downspouts are on at all times to ensure rainwater is diverted away from the premises.

14. Rent is to be paid by post dated cheque or e-transfer to the landlord's account.

15. If a cheque is returned not paid a \$25.00 fee will be payable by the tenant to the landlord.

16. The tenant agrees not to dispose of grease, food, or any other substances that could potentially clog the drains by pouring them into the sinks, toilets, or tubs.

17. Tenants are required to clean the two foam filters on the HRV system every six months. If the unit has a furnace, tenants must replace the disposable furnace filters every six months instead.

18. Tenant agrees to operate the bathroom exhaust fan during all showers to ensure proper ventilation.



OTB  
PROPERTIES