

RULES AND REGULATIONS

MAINTENANCE

1. The Tenant shall dispose of all garbage from the premises 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 clean and tidy at all times, free of all objectionable material, including ice and snow.
3. If the windows 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. The Tenant shall be responsible for replacing glass with glass of a kind and quality similar to that which may be 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.
6. Only small picture hooks and small nails may be used for the hanging of pictures in the premises.
7. The hallways, passages and stairs or 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 taken into the Tenants 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.

SAFETY

1. The tenant must keep and observe all health, fire and police regulations of the Province and city, town or municipality in which the premises are located.
2. No additional electric wiring or heating units shall be installed in the premises without the prior written consent of the Landlord.
3. No combustible material or flammable liquid shall be kept on the premises except in small quantities and in containers approved for this purpose.
4. If the Tenant is absent from the premises and the premises are unoccupied for an extended period, the Tenant is to notify the Landlord and arrange for regular inspection by a competent person.
5. The Tenant must obtain the approval of the Landlord before waterbed or waterbeds are used on the premises.

CONSIDERATION OF OTHERS

1. Noise shall not be permitted in the premises which, in the opinion of the Landlord, disturbs the comfort of the other tenants or neighbors.
2. No pets or animals of any sort shall be allowed or kept in or about the premises without the prior written consent of the Landlord.
3. The Tenant will not leave guests in charge of the premises or have guests stay longer than one week without notifying the Landlord.
4. If parking facilities are provided, they are provided at the Tenant's own risk and the Tenant is required to park in the stall or area allotted to the Tenant. Unlicensed or inoperable vehicles parked on the Landlord's property will be removed at the Tenant's expense.
5. The Tenant will obey any reasonable rules posted regarding the use and care of the building, parking areas, laundry facilities, and other common facilities such as swimming pool, playground, etc. that are provided for the use of the Tenant and other tenants.
6. 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 T.V. antenna, dish or towers, without prior written consent of the Landlord.