

SCHEDULE "B"
TENANTS' REGULATIONS

Rent

- (l) All rent must be paid promptly in advance.

Maintenance

- (2) The Tenant shall keep the premises clean and dispose of all garbage in the proper manner and shall keep all drains free and unobstructed.
- * (3) The Tenant shall maintain and preserve in good order and condition the lawn, garden, plants and trees belonging to the premises.
- * (4) The Tenant shall use the yard entrance and walks in a proper manner. All Tenants must keep their own walks, yards, allocated parking space, if applicable, and garbage disposal area clean and tidy at all times.
- (5) The Tenant is responsible if windows are left open, causing plumbing to freeze, or damage by rain or water to floors or walls.
- (6) The Tenant shall report immediately to the Landlord any and all damage to the premises.
- (7) Small picture hooks or small nails only may be used for the hanging of pictures.
- (8) No dog, cat or other animal shall be kept in the rental premises without the written permission of the landlord. If permission is granted according to the current Pet Policy, a Pet Lease must be signed by both parties.

Safety

- (9) The Tenant must keep and observe all health, fire and police regulations of the province and the municipality.
- (10) No additional electric wiring or heating units shall be installed in the premises, except with the approval of the Landlord in writing.
- (11) No combustible material or flammable liquid shall be kept on the premises, except in small quantities and in containers approved by the Landlord for this purpose.
- (12) If Tenants are absent from the premises, and the premises remain unoccupied for a period of four consecutive days or longer, they are to arrange for daily inspections by a competent person.
- (13) No additional locks shall be placed upon any doors of the apartment or premises without the written consent of the Landlord.

Consideration of Others

- (14) No noise that, in the opinion of the Landlord, may disturb the comfort of the other Tenants shall be permitted by the Tenant in the premises.

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- (14) Driveway and parking areas are for the parking of licensed and operable cars. No overhauling of any vehicle is allowed on the premises nor is the area surrounding the premises to be used for the storage and repair of vehicles.

Management

- (16) The premises must be used for residential purposes only, and any other use must first be approved by the Landlord.
- (17) 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. antennae or towers, without the written consent of the Landlord.
- (18) The Landlord shall have the right to amend the Tenants' Regulations and make from time to time such additional reasonable regulations as is in its judgment may be necessary for the safety, care and cleanliness of the premises, and for the preservation of good order therein, and such regulations shall be kept and observed by the Tenant.

- * Notwithstanding paragraphs (3) and (4) of these Regulations, where apartment-type accommodations are leased to senior citizens or families, the Landlord will assume responsibility for the care of lawns and snow removal at no cost to the Tenant.

NB. Tenant are required to insure their own personal effects and furniture from fire, theft, or water damage, etc., and also consider liability coverage for their own protection.

Initials _____ / _____