

[building]

SCHEDULE A

RULES AND REGULATIONS

ATTACHED TO, FORMING PART OF, AND DELIVERED WITH THE
TENANCY AGREEMENT FOR SUITE #

- a) **Building Exterior** - That no signs, advertisements, banners, decals, posters or notices will be posted or inscribed on any part of the Premises, the Building or any common areas thereof.
- b) **Carpets, Drapes and Appliances** - The carpets, window coverings and appliances provided by the Landlord will not be removed from the Premises.
- c) **Common Areas** - Not to obstruct the sidewalks, entries, passageways, elevators, lobbies, parkades and stairways and not to use the same for any purpose except for entering and exiting the Building.
- d) **Heating/AC** - Not to disrupt, or cause to be disrupted, the operation of heating, cooling and ventilation equipment located in, or serving, the Premises or Building. Access to this equipment must be provided at all times.
- e) **Keys** - To deliver all keys, access cards or remote controls for the Premises, Building, and mailboxes to the Landlord forthwith on the termination of the Tenancy Agreement or to pay the cost of replacement at the Landlord's then current charge. The Tenant will be charged for lost keys, access cards and remotes at the Landlord's then current rates.
- f) **Painting/Decorating** – The Tenant will not change the Landlord's wall colors or add wallpaper to the walls within the suite. Not to make any alterations, extensions, additions or improvements, to the Premises. The Tenant will be charged any costs to return to the standard condition.
- g) **Parking Requirements**
 - i) That the Tenant understands and agrees that any motor vehicle parked in contravention of Tenancy Agreement will be towed away at the owner's full risk and expense.
 - ii) That the Tenant shall provide to the Landlord such information as the Landlord shall require from time to time to identify their motor vehicles and shall affix to their motor vehicles such identification as the Landlord shall require from time to time.
 - iii) That the Tenant understands and agrees that they are not permitted to park their vehicle in Visitors Parking. This area is for visitors only.
- h) **Telephone** - To advise the Landlord of the Tenants telephone number for the Premises and other telephone numbers as may be reasonably requested so that the Tenant can be contacted in the event of an emergency or any other tenancy issue.
- i) **Windows & Exterior** - That no awnings, shades, blinds, drapes, flowerboxes, structures, aerials, works, construction or things of any nature shall be erected, attached to or over, outside or on any windows, doors, balconies or other part of the Premises. That balconies and patios (including fully enclosed balconies and patios) will not be used for hanging or drying of clothes or for storage.
- j) **Fire Life Safety** – Anyone found tampering with smoke detectors, heat detectors, speakers or sprinklers will have their Lease terminated immediately as this is a criminal offence and endangers the safety of all residents.
- k) **Number of Occupants** – The allowable amount of occupants per suite is as follows: Studio – 2 adults; One Bedrooms – 2 adults and one child; Two Bedrooms – 4 persons.
- l) **Storage** - Storage of goods in storage lockers is at the Tenant's sole risk. The Landlord is not in any way the bailee of property the Tenant may store in the storage lockers and is not responsible for the safekeeping of such goods. The storage locker is under the control of the Tenant who is solely responsible for safeguarding and insuring the contents thereof in such manner as they see fit. The Landlord shall not be responsible to the Tenant or any other party for any damages suffered by the Tenant in relation to any goods stored in the storage lockers or the use thereof, whether due to loss, theft, fire, water damage, temperature variation or any cause whatsoever. The Landlord makes no representation or warranty as to the fitness of the storage locker for the particular or general purpose of the Tenant. The Tenant hereby releases the Landlord (including its directors, officers, employees and agents) from any and all claims with respect to any loss or damage suffered by the Tenant in relation to any goods stored in the storage lockers or the use thereof.

INITIAL	
Tenant	Landlord

- m) **Last Month's Rent Deposit** – The annual interest payable on the last month's rent deposit will be made payable to the Tenant(s) as shown on Tenancy Agreement or as specified here:
The Tenant(s) acknowledges that in accordance with Revenue Canada, a T5 must be issued for any interest paid over \$50.00.

INITIAL	
Tenant	Landlord

- n) **Rental Incentives** – The Tenant(s) acknowledge that should they fail to pay their rental charges in full and on time, the Landlord reserves the right to terminate any and all incentives and charge the Tenant(s) the full amount for the Incentives back to the beginning of the Lease Term.

THE TENANT(S) HEREBY ACKNOWLEDGES HAVING READ THESE RULES AND REGULATIONS AND AGREES TO THE PROVISIONS CONTAINED HEREIN AND ACKNOWLEDGES RECEIPT OF A DUPLICATE COPY.

Dated this day of 20

Agreed and signed by each TENANT _____

Agreed and signed by the LANDLORD _____