

**APPENDIX B TO THE
Residential Tenancy Agreement
(to the Standard Ontario Tenancy Agreement)**

Made Pursuant to s. 241.1.3 of the RTA and clause 15 of the Standard Form of Lease

1. Parties to the Agreement

Occupants of the Leased Premises

The Parties agree that “tenant” includes a person who pays rent in return for the right to occupy a rental unit and includes the tenant’s heirs, assigns and personal representatives, but “tenant” does not include a person who has the right to occupy the rental unit by virtue of being an Occupant or Guest.

The occupant(s) pursuant to this agreement are:

_____ (Hereafter referred to as “the Occupant”)
 Child Elder

_____ (Hereafter referred to as “the Occupant”)
 Child Elder

_____ (Hereafter referred to as “the Occupant”)
 Child Elder

The Parties agree that the above noted Persons are Occupants; they reside in the residential unit solely at the discretion of the above noted Tenant(s).

The Parties agree that the above noted Occupants are persons pursuant to Section 62 of the *Residential Tenancies Act*, 2006 whom the Tenant(s) permits in the residential complex.

The Parties agree that the above noted Occupants are not Tenants pursuant to Section 1 of the *Residential Tenancies Act*, 2006, as such are not entitled to the rights and privileges and protection of the *Residential Tenancies Act*, 2006.

2. Rental Unit

a) Premises

This rental unit is a : Single Family Home a Duplex a Triplex Apartment Building
and the unit that is being rented has been identified by the unit number or is described as such below

Description: (i.e. Is the west half of the duplex or is the main floor unit of a single family home where the main floor and basement are being rented to two different families)

Landlord(s) Initials: _____

Tenant(s) Initials: _____

The property shall be occupied by the Tenant(s) for the purposes of residential occupation only. No business other than that requiring a simple home office shall be operated out of the Leased Premises.

b) Appliances Included

Appliances	Yes/No
• Refrigerator	(____)
• Stove	(____)
• Washer	(____)
• Dryer	(____)
• Portable A/C Unit	(____)
• Functional Garage Door Opener	(____)

c) Parking

The unit is allocated _____ of parking spots. These parking spots are identified by spot numbers and the corresponding spot number is _____ or

The unit is allocated _____ of parking spots. The spot is the left hand side of a two car parking area.

The Tenant(s) agrees that vehicles shall be parked only in such spaces which the Landlord may designate from time to time, and the Landlord shall have the right to reassign such parking spaces from time to time as the Landlord, in its sole discretion, may determine. The Tenant shall furnish the Landlord with such information as it may require to identify the Tenant's vehicle and the Tenant shall affix to the vehicle such identification as may be required by the Landlord. The Landlord shall have no obligation to provide parking for more than the number of vehicles specified in this Tenancy Agreement.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

Parking spaces are only for automobile parking and are not for storage of other articles. Parking charges are for the use of the parking space only. The Landlord is not responsible for any loss or damage to the car or its contents. The Tenant(s) agrees that there shall be no repairs, washing or maintenance of any vehicle carried out in the Residential Unit. The Tenant(s) shall not allow other persons to park their vehicles in their designated parking space who are not either guests or occupants of the rental unit, and the Tenant(s) shall not assign, sublet or otherwise rent their spots out to other Tenants or non-tenants.

The Tenant(s) shall not park in his or her designated space, if one is provided, any vehicle that has been abandoned or is inoperable or does not bear any valid license permit, and shall not park or store any commercial vehicles, recreational vehicles, trailers, boat or any other object in the parking space. In the event that the Tenant(s) breaches these provisions respecting parking or storing of vehicles or other items, the Landlord may, at its sole discretion, remove the vehicle or item at the Tenant's sole risk and expense, and the Tenant shall reimburse the Landlord for any expense which it may incur in removing, storing or disposing of any item from the Tenant's designated parking space.

d) Other Amenities

This unit has the sole use of the shed in the backyard. This shed will be kept locked by the Tenant(s) and the Landlord will not be liable for any damage to contents or theft of contents should the Tenant not undertake to lock the premises.

e) Garage

This unit has the use of the entire garage. or

This unit has partial use of the garage. The tenant will only use the west half of the garage and the use will only include storing of a car or some storage boxes, but will not be used to store unlicensed, operational vehicles of any kind.

f) Backyard and Front yard

This unit has access to the yard in the front and the rear of the building. These areas are considered common areas. The Tenant will be respectful to other Tenant's in the building including but not limited to controlling your animals and cleaning up after your or your guests pets.

g) Condominiums

The Tenant understands that they are renting a condo and as such will have to abide to all of the declarations, by-laws and rules. The Landlord has provided such documents to the Tenant. If costs/or penalties are issued by the Condominium Board against the unit owner because of a misuse of the premises or the unit, the Tenant understands that they will be responsible for that cost.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

3. Contact Information

The address given under this section is for the service of Landlord and Tenant Board documents only. If there is an emergency the Tenant is to contact the Landlord immediately by phone or email. The

Landlord's phone number for emergencies is: _____

If you have a maintenance request, please direct all maintenance requests by writing to the following email address:

_____123abcroad@gmail.com_____

4. Term of the Tenancy Agreement

There isn't a term in this Agreement and there isn't an option at any time to enter into a Term.

5. Rent

- a) In addition to the charges set out in the Standard Form of Lease, the Tenant(s) shall also be required to pay any other sum set out and agreed to in this Agreement that is not an impermissible charge under the *Residential Tenancies Act* including but not limited to an additional charge for additional utilities consumed if the Tenant(s) installs an air conditioner, the additional charge for which is set out in attached Appendix "C".
- b) For the convenience of the Tenant(s) and in accordance with clause 5(d) of the Standard Form of Lease, the Tenant(s) have agreed to pay by Direct Deposit to the Landlord's bank account which information shall be provided **OR** offer and the Landlord has agreed to accept a series of ten (12) post-dated cheques, which if honoured at time of presentation, shall satisfy the Tenants' obligation to pay rent for the period commencing _____.
- c) Rent may not be paid by cash. If the Tenant(s) choose not to use direct deposit, or if no post-dated cheques have been provided or if they have all been exhausted ore returned, then all rent cheques are to be made payable to the Landlord and all payments of rent or other charges documents must be delivered to the address in clause 3 of the Standard Form of Lease on or before the date on which it is due.
- d) Rent paid by anyone other than a Tenant named herein shall be deemed to have been made on behalf of the Tenant and specifically does not constitute the creation of a Landlord and Tenant relationship between the Landlord and the payee.
- e) It is understood that any payment made by the Tenant(s) to the Landlord will be applied against the Tenant's account in a manner at the sole discretion of the Landlord, even when specifically identified by the Tenant as "*Rent*", and will generally be applied to the oldest outstanding debt, whether that debt is rent, services charges or fees, Court costs, NSF fees, unpaid utilities or damages that the Tenant may be responsible for, or any other monies owing to the Landlord which the Landlord is entitled to collect.
- f) If a cheques or payment instrument given or used by the Tenant(s) is not honoured by the Landlord's bank for whatever reason, then the Tenant(s) must pay the Landlord a service charge of whatever amount the Landlord is required to pay by its financial institution, together with an administration charge of \$20.00.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

- g) The Tenant(s) agrees that if the Tenant(s) should vacate prior to the end of the lease term, that they will pay on demand all reasonable legal costs or other related charges or expenses incurred by the Landlord in enforcing it's rights under this Tenancy Agreement or otherwise arising from this Tenancy, including costs of cleaning, advertising and preparing the unit for re-rental.

6. Responsibility for Services and Utilities

- a) Where the Tenant is responsible for any of the utility charges or other services as set out below, the Tenant will contract directly with the appropriate utility and take responsibility for the payment of the utility charges directly with the provider company. The Tenant agrees not to remove him or herself from the contract with the utility company while the Tenant remains in occupation of the Leased Premises, and if the Tenant does remove him or herself from the contract, the Tenant will continue to be responsible for the payment of those charges so long as he occupies the Leased Premises either to the provider company, or to the Landlord if the Landlord assumes responsibility for the payments as a result of a default by the Tenant, and the Landlord may file an application to the Ontario Landlord and Tenant Board or another Court of competent jurisdiction to terminate the tenancy based on the Tenant interfering with the Landlord's lawful right, interest or privilege as it relates to this section.
- b) Where under the Standard Form of Lease a Tenant pays rent and a pre-determined cost for utilities with the rent at the beginning of each month, the Tenant shall not install any additional appliance without first obtaining the written consent of the Landlord, and, if given, must pay the Landlord for the cost of operation of such appliances which shall include, but is not be limited to, dishwashers, air conditioners, washing machines, clothes dryer, exercise equipment, baseboard heaters, heating lamps and lights or other heating equipment.
- c) Where a Tenant pays rent and a pre-determined costs for utilities, the parties agree that if the Tenant uses any of the appliances set out in clause 6 of the Standard Form of Lease without the Landlord's written consent or runs a business from the rental unit or in any other way engages in unreasonable consumption of utilities in a residential unit, then the Tenant is deemed to have interfered with the Landlord's lawful right, interest and privilege and the Landlord is entitled to bring an application to a Court of competent jurisdiction to end the tenancy.

7. Rent Deposit

The Tenant will/has paid a rent deposit in the amount of one month's rent to be used for last month's rent deposit.

The Tenant understands that the Landlord has the right to raise the rent the guideline amount every year on the anniversary of the Tenancy. If the Landlord chooses to do this, it will be deemed that the interest that is due to the Tenant will be applied to the Last Month's Rent deposit therefore keeping the amount of rent deposit the same amount as the current rent due.

8. Key Deposit

The tenant will/has received the following keys: _____. Additional keys required will be at the tenants' expense and paid on receipt of the key. In the event a tenant locks themselves out, the tenant must call a locksmith and is responsible for the cost of service. There shall be a \$50 charge each time a tenant is locked out and requires the Property Manager to unlock the door.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

9. Smoking

Due to the known health risks of exposure to second-hand smoke, increased risk of fire and increased maintenance costs, no tenant, resident, guest, business invitee, or visitor shall smoke cigarettes, cigars, or any similar product whose use generates smoke on the Leased Premises. "Smoking" shall include the inhaling, exhaling, burning, or carrying of any tobacco or similar product whose use generates smoke. "Business invitee" shall include but is not limited to any contractor, agent, household worker, or other person hired by the owner, tenant or resident to provide a service or product to the owner, tenant, or resident.

10. Tenant's Insurance

The Tenant(s) shall provide proof of coverage to the Landlord within the first 30 days of commencement of this Lease.

The Tenant(s) shall be responsible throughout the Tenancy for providing property damage and contents insurance for the contents of the Leased Premises, and such insurance shall be for an amount at least equal to the full anticipated insurable loss calculated on a full replacement cost basis without deduction or offset for depreciation and which excludes the exercise of any claim by the insurer, whether by subrogation or otherwise, against the Landlord and against those for whom the Landlord is in law responsible.

The Tenant(s) shall also maintain comprehensive general liability insurance, including Tenant's legal liability, for an amount not less than \$1,000,000 per occurrence.

The Tenant(s) shall not do or omit to do anything, or permit any activity to be carried on within the Premises, that would in any way create a risk of fire or have the effect of increasing the premiums for any of the Landlord's policies of insurance upon the Leased Premises or its environs or which would cause the cancellation or threatened cancellation of any such insurance.

11. Changes to the Rental Unit

The Tenant shall not make any alterations to, remodel or decorate the Leased Premises without the Landlord's prior written approval and shall upon termination of the tenancy, remove any alterations and decorating and restore the Leased Premises to the same condition as it was on the date of commencement of the Residential Tenancy Agreement, reasonable wear and tear excepted.

At no time shall the Tenant install or place carpeting of any kind on the patio/deck area that are part of the Leased Premises.

At no time shall the Tenant apply wallpaper to any walls.

The Tenant(s) further agrees that no awnings, shades, containers, TV or satellite aerial, antennae, dish, apparatus or any other extensions or obstructions shall be erected over the outside windows, doors or patio with the written consent of the Landlord and if any such television or radio antennae, aerial or dish or apparatus is erected *without such written consent*, to immediately remove the same upon request of the Landlord or his agent or representative at the Tenant's cost.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

Upon departing the Leased Premises, the Tenant(s) further agree that if any such television or radio antenna, device or apparatus is erected on the said building (with the consent of the Landlord), the tenant will at his own expense, remove and repair any damage done to the building or premises by reason of the erection, maintenance or removal thereof and will indemnify and save harmless the Landlord or agents from all liability for damages to persons or property as a result of the erection, maintenance or removal thereof.

The Tenant(s) shall not bring into the Premises any article or fixture such as a waterbed, freezer, washer or dryer that by reason of its weight or size might damage or endanger the structure of the building in which the Premises are located.

12. Maintenance and Repairs

a) Inspection

The Tenant will agree to perform an inspection of the Leased Premises with the Landlord/Property Manager prior to moving in and all deficiencies that the Tenant addressed will be dealt with and if necessary repaired prior to the commencement of the Lease. It is agreed that when the Tenant takes possession of the Leased Premises, it will meet all applicable laws and by-laws and section 20 of the *Residential Tenancies Act* requirements.

b) Cleanliness of the Rental Unit and Premises

The Tenant(s) shall properly dispose of garbage in accordance with the rules set out by municipal or provincial authorities as may now exist and which may change from time to time, including any waste diversion, reduction or recycling programs. The Tenant agrees to place their garbage in the appropriate place for pickup, at the appropriate times depending on the collection schedule.

The Tenant(s) shall maintain any patio or balcony area forming part of the Leased Premises in a neat and tidy condition at all times to the satisfaction of the Landlord and local by-laws and in no case shall the Tenant install or place carpeting of any kind on the patio/deck.

The Tenant(s) is responsible for ordinary cleanliness of the Rental Unit, and for the cost of any repair of any damaged caused by the neglect or conduct of the Tenant(s) or persons the Tenant(s) has permitted into the Residential Unit, save for reasonable wear and tear, including without restricting the generality of the foregoing, broken glass, flooring, countertops, appliances, torn window or door screens, electrical fixtures, plugged toilets and sink drains.

c) Repair

The Tenant(s) shall give the Landlord prompt written notice of any damage, incident or defect such as, without restricting the generality of the foregoing, defects or accidents related to water or water pipes and fixtures, gas pipes and fixtures, heating apparatus, tub surrounds, plugged toilets or sink drains.

The Tenant is not to repair at their own accord unless it is an emergency situation and doing such will mitigate the damages. The Landlord will ensure that a qualified repair person will repair the maintenance issue properly.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

d) Smoke and Carbon Monoxide Alarms

The Tenant(s) acknowledges that a smoke alarm and carbon monoxide is in the basement, main floor and upstairs floor and is in working condition. The Tenant shall not tamper with any of the above-mentioned safety alarm devices. The Tenant acknowledges that if there is a report that one of these items are not working properly, the Landlord will deem that an “emergency” and enter the unit to fix it as soon as possible.

Smoke detectors and Carbon Monoxide detectors must always be operational. It is the Tenant’s responsibility to advise the landlord if they have ceased to function and the Tenants shall take no action or neglect taking any action which would make them inoperative. Tenant is to test all equipment weekly to ensure proper use.

13. Landlord’s Covenants and Obligation

- a) The Landlord shall provide and maintain the Leased Premises in a good state of repair and fit for habitation, and comply with municipal, health, housing, safety and maintenance standards as required by law. The Tenant(s) shall promptly notify the Landlord or the Landlord’s agent promptly in writing of any damage to the premises or maintenance concerns that may arise.
- b) The Landlord shall also provide an environment within the Rental Unit that is reasonably free from interference with the Tenant’(s) enjoyment for all the normal purposes. The Landlord shall not harass, obstruct, coerce or interfere with the Tenant(s) in any way during the period of occupancy by the Tenant(s).
- c) The Landlord shall deliver this executed Agreement to the Tenant(s) within 21 days of the date on which the Agreement is signed. The Landlord shall provide a rent receipt upon demand for any rental payment made by the Tenant(s). If payment is made by cheque, but the Tenants financial institution does not honour the cheque, and or Tenant(s) stop payment on the cheque, the receipt becomes null and void.
- d) Further to clause 13 of the Standard Form of Lease, the Tenant agrees that there is no promise, representation or undertaking by or binding upon the Landlord, with respect to any alteration, remodeling or decorating of, or installation of equipment or fixtures in the premises except such, if any, as is expressly set forth in this lease. The Tenant(s) hereby accepts the Premises in their present condition and acknowledges that as the date of this lease, they are in a first-class condition and state of repair and fit for habitation.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

14. Tenant's Covenants and Obligation

- a) The Tenant(s) shall not make any alterations to, remodel or decorate the Leased Premises without the Landlord's prior written approval and shall upon termination of the tenancy, remove any alterations and decorating and restore the Leased Premises to the same condition as it was on the date of commencement of this Tenancy Agreement, reasonable wear and tear excepted.
- b) The Tenant(s) agrees not to use the balcony/porches or decks for the hanging or drying of clothes, nor for the purpose of barbecuing. In addition, the Tenant will keep their balcony/porch and/or deck in a condition free of all furniture, goods and other effects. The Tenant shall maintain any patio or balcony area forming part of the Leased Premises in a neat and tidy condition at all times to the satisfaction of the Landlord and in no case shall the Tenant install or place carpeting of any kind on the balcony.
- c) The Tenant(s) further agrees that no awnings, shades, flowers, containers, TV or satellite dish, antennae, apparatus or any other extensions or obstructions shall be erected over the outside windows, doors or balconies without the written consent of the Landlord and if any such television or radio antennae, dish or apparatus is erected without such written consent, to immediately remove the same upon request of the Landlord or his agent or representative. The Tenant(s) further agree that if any such television or radio antenna, device or apparatus is erected on the said building whether with or without the consent of the Landlord, the Tenant shall at his or her own expense repair any damage done to the building or premises by reason of the erection, maintenance or removal thereof and will indemnify and save harmless the Landlord or agents from all liability for damages to persons or property as a result of the erection, maintenance or removal thereof.
- d) The Tenant(s) shall conduct themselves and shall require that their guests or agents conduct themselves so as not to interfere with the reasonable enjoyment of the Landlord, or any of the other Tenants in the Rental Unit or those occupying any neighbouring properties.
- e) The Tenant(s) hereby consents to any alteration made in the locking system or to any change of locks in the building in which the Leased Premises are located, provided the Landlord gives the Tenant notice of entry for the work and a replacement key. A Tenant shall not alter the locking system on a door giving entry to the Rental Unit, or cause or allow the locking system to be altered during the Tenant's occupancy without the prior written consent of the Landlord.
- f) The Tenant(s) agrees not to conduct, permit or suffer any act or activities on or about the Leased Premises for which consideration would normally be payable, including but not limited to activities such as the operation of babysitting or child care services, or the operation of any other business other than a simple home-office.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

- g) The Tenant(s) shall not affix any signs or advertising to any portion of Rental Unit if it can be seen from outside their Rental Unit.
- h) The Tenant(s) shall refrain from doing anything or allowing their guests or agents to do anything in the Leased Premises or in the Residential Unit which would result in the Landlord failing to comply with any municipal or other regulatory bodies including without limitation, the Property Standards, Health or Fire Departments.
- i) Further to clause 13 of the Standard Form of Lease, the Tenant agrees to give the Landlord prompt written notice of any damage, accident or defect in the Rental Unit that the tenant becomes aware of, and of any repairs or maintenance required to be done by the Landlord with respect of the Rental Unit that the tenant becomes aware of, as soon as possible after the tenant becomes aware. The Tenant, in giving written notice, shall do so in accordance with the Landlord's maintenance protocols and procedures, as by the Landlord from time to time or, in the absence of such direction, by simple written notice to the Landlord named in the Standard Form of Lease. The tenant agrees to allow the Landlord a reasonable opportunity to complete any repairs or maintenance that the Landlord is required to complete by law or under this Standard Form of Lease or Additional Terms.
- j) The Tenant shall not direct or call any person not employed by the landlord to complete any repair or maintenance in respect to the Rental Unit, without consent from the Landlord which must be in writing. In the event the Landlord has provided consent, the Tenant agrees to use only professional and licensed tradesperson.
- k) No sale or auction of any kind shall be held in or about the rented premises or building without the prior written consent of the Landlord.
- l) Upon request, a copy of all keys to the premises shall be given to the Landlord's Agent, at the Landlord's expense, for use in the event of an emergency or for inspections or repairs to the premises with proper notice as required by the *Residential Tenancies Act*.
- m) Tenants, their families, guests, visitors and servants shall not make or permit any improper noises in the building or do anything that will annoy or disturb or interfere in any way with other Tenants.
- n) Nothing shall be thrown by the Tenants or other occupants of the unit out of the windows, doors or over the balconies of the building.
- o) The Tenant shall not place or allow to be placed rubbers, shoes, boots, umbrellas, garbage etc. in the hallways of the premises. Bicycles, baby carriages, grocery carts, toys and other objects are not to be brought into or left in common areas inside or outside of the building except as specifically designated by the Landlord, and the entrance, lawns, driveways, halls, corridors, basements and walks shall not be obstructed in any way.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

- p) The Tenant's furniture and chattels shall be moved in and out of the rented premises only at the times and in the manner prescribed by the Landlord or on-site property management, and any damage to the Rental Unit resulting from such moving will be at the expense of the Tenant so moving.

- q) The Tenant agrees that the rented premises shall be left fit for immediate occupancy by a new tenant, i.e. clean, undamaged and with all furniture and refuse removed. Without limiting the generality of the foregoing, the Tenant shall, in particular:
 - (a) Clean all floors, cupboards, toilets, sinks, tubs and counter tops.
 - (b) Leave the stove, refrigerator and any other appliance in immaculate condition inside and outside, and replace any broken, missing or damaged parts before vacating.
 - (c) Clean and defrost the refrigerator, but leave it running.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

- r) Prior to the Tenant vacating the rents premises at termination and prior to all articles being removed from the rented premises, the Tenant shall arrange with the Landlord to have an outgoing unit inspection performed, and they shall complete an “Outgoing Inspection Report” in duplicate, which shall be signed by both parties with the Tenant retaining one copy.
- s) Upon the termination of the Tenancy, vacancy is to be completed by 12:00 p.m. on the final day of the rental period unless otherwise agreed upon between Landlord and Tenant.
- t) No telegraphic, telephone or telecommunications connections shall be made without the prior written consent of the Landlord except to facilities provided by the Landlord within the rented premises. No electric wiring shall be installed and no electric fixtures shall be installed except where provision therefore has been made by the Landlord without the prior written consent of the Landlord.
- u) Laundry facilities if in a shared space within the Residential Unit may only be accessed between 8 am and 10pm. The laundry room must remain neat and tidy at all times. Tenants are responsible for their own cleaning and laundry supplies. Tenants must be respectful of noise and time of day for use and the Landlord may set times of use if required.
- v) Only the Tenant and other permanent occupants of the Rental Unit are permitted to use the laundry facilities in the Unit for their own personal effects, and the Tenant shall not use the laundry facilities for laundering the clothing of any person other than the Tenant or other permanent occupant of the rental unit or for any commercial purpose.
- w) Tenant(s) agree at any time during the term of the tenancy, not to exercise or carry on, or permit to be exercised or carried on, in or upon the residential premises or any part thereof, any trade, business, occupation, calling or illegal act.

15. Assignment and Subletting

The Tenant(s) shall not assign or sublet the premises without the prior written consent of the Landlord, and such assignment or sublet shall be in accordance with the *Act*, and the Landlord shall not unreasonably withhold consent for said sublet or assign. The request from the Tenant(s) shall be in writing and the Tenant(s) shall provide the Landlord with the copy of any sublease agreements. The Landlord may charge an administrative and processing fee in respect of the expenses associated with the granting of such consent provided that the amount is in accordance with the provisions of the *Act*.

16. Additional Terms

This document is the Additional Terms as described in Section 15 of the Residential Tenancy Agreement (Standard Form of Lease) as attached and therefore are part of that Lease.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

17. Delayed Possession

If the Landlord is unable to give possession of the Leased Premises on the date the Tenant is entitled to have possession in accordance with clause 4 of the Standard Form of Lease, the Landlord shall not be liable for damages arising out of the failure to give possession and shall give possession as soon as they are able to do so. The rent shall abate until the Landlord provides possession of the Rental Unit to the Tenant. The Landlord's failure to grant possession on the date set out above shall not in any way affect the validity of this Agreement, and the Tenant's obligations or in any way be construed to extend the term of the Agreement.

18. Lease Void Without Compliance

Notwithstanding clause 4 of the Standard Form of Lease, the Tenant(s) shall have no right to occupy the Leased Premises until such time as the rent for the first rental period, along with any last month's rent deposit as may be required under the Agreement have been paid to the Landlord by guaranteed funds. Failure by the Tenant to pay the Landlord these sums prior to the commencement of the tenancy shall, at the Landlord's sole and exclusive option and notwithstanding clause 4 of the Standard Lease Form, make this entire Tenancy Agreement null and void, negating any rights of occupancy that the Tenant(s) would otherwise have had. If such were to occur, all funds held on deposit shall be retained by the Landlord to be applied as rent towards the last month of the tenancy, and the Landlord has the right under law to commence an action for any further damages in a Court of competent jurisdiction, to compensate the Landlord for its costs in advertising and re-renting the unit, and for loss of income during the time the unit remains empty prior to the commencement of a replacement tenancy.

19. Use of Premises

a) The Leased Premises includes the Rental Unit as described in the Standard Form of Lease, and in addition, the Tenant shall have the use of common areas and facilities forming part of the Residential Unit on a shared basis only as described and subject to any restrictions set out herein or in any Appendix hereto.

b) The Leased Premises shall be occupied by the Tenant(s) for the purposes of residential occupation only. No business other than that requiring a simple home office shall be operated out of the unit. The Tenant(s) shall not use the rental unit for any illegal activity. The Tenant(s) shall not use the rental unit for rental such as Airbnb, VRBO or other similar sharing services. If the predominant use by the Tenant(s) is other than as a residential tenancy, then the *Residential Tenancies Act* does not apply.

20. Rules

- a) The Tenant(s) agrees to observe and comply with the Rules as set out in *Appendix "C"* attached hereto, with such reasonable variations, modifications and additions as shall be from time to time made upon notice to the Tenant(s) by the Landlord.
- b) The Tenant(s) further acknowledges that failure to observe any of the Rules attached as *Appendix "C"* to this agreement may be grounds for an application to the Landlord and Tenant Board for termination of the tenancy based on interference with the Landlord's lawful right, interest and privilege.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

21. Termination of the Tenancy, Disposal of Property

- a) The Tenant(s) shall provide the Landlord with a minimum of 60 days written notice of his intention to vacate at the end of the lease term, or if there is no lease term, at the end of a rental period, and such notice shall be in accordance with the provisions of the *Act*, and on the forms prescribed by the *Act*. Once such notice has been given, the Tenant(s) shall permit the Landlord and/or the Landlord's agents access to the Leased Premises to show it to prospective Tenants between the hours of 8 am and 8 pm upon a reasonable attempt being made to provide notice to the Tenant(s).
- b) Upon vacating the Rental Unit at the end of the Tenancy, the Rental Unit shall be left fit for immediate occupation by the new Tenant(s) in a clean, undamaged state, with all furniture, refuse and the Tenant's personal property removed, and in a clean, broom-swept condition.
- c) In the event the Tenant is required by law or agrees to vacate the Rented Premises on or before a certain date and the Landlord enters into a Tenancy Agreement with a third party to rent the premises for a term commencing immediately after such date and if the Tenant fails to give the Landlord vacant possession of the Rented Premises on or before such date thereby causing the Landlord to be liable to such third party, the Tenant hereby indemnifies the Landlord for all damages suffered thereby including, without limiting the generality of the foregoing, for all legal costs incurred by the Landlord on a solicitor and-client basis and for damages incurred by the incoming tenant in respect of such improper over-holding.
- d) The Tenant(s) agree upon termination of this tenancy, to deliver possession of the Leased Premises to the Landlord or his authorized agent and further to surrender all keys, cards or fobs related to the Leased Premises, entrance doors to the Landlord's building, electronic garage door openers and any other device to the Rental Unit.
- e) The Tenant(s) agree(s) that if the premises are vacant or abandoned, or if rent at any time remains unpaid and the majority of usual furnishings are absent from the premises, the Tenant shall be deemed to have abandoned the premises and the Landlord shall be entitled to, and may immediately enter the premises without notice to the Tenant, and shall have the right to re-rent the premises and the Tenant shall remain fully liable on this lease until the premises are re-rented. Anything left on the premises may at any time be sold or otherwise disposed of by the Landlord to such person and at such prices as it may see fit, and the net proceeds of any sale, after deducting any costs, shall be applied in reduction of indebtedness of the Tenant to the Landlord. If the Landlord has acted on reasonable grounds and in good faith, neither the Landlord nor its employees or agents shall be liable for damages of any nature resulting to the Tenant or other person or persons for such re-entry, disposition or sale.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

- f) Upon the Landlord recovering possession of the Rental Unit by the Tenant(s) vacating in accordance with a notice or agreement to end the tenancy, then the Landlord shall have no obligation or liability for the Tenant's possessions after the Tenant vacates the Residential Unit, regardless of whether the Tenant returns the key(s) to the Landlord. It is agreed that the Landlord shall not inherit the responsibilities or obligations as a bailee of the Tenant's goods or possessions.

22. Amendment, Waiver, Severability

- a) No amendment, waiver or renewal of any part of this lease shall be effective unless it is in writing, signed by the Tenant and the Landlord or the Landlord's authorized agent. You understand that not everyone who works for the Landlord has the authority to speak for the Landlord. Therefore, if the Tenant is required to make an agreement or arrangement with respect to the Unit, the Building or anything else related to this Agreement, it is only binding on the Landlord if it is in writing and signed by the Landlord, or an authorized agent. It is specifically understood that the Landlord's janitors, caretakers, Realtors, superintendents, and rental agents are not authorized agents for the purpose of amending any provision of this Agreement.
- b) Should any provision of this lease be or become invalid, void, illegal or not enforceable, it shall be considered to be separate and severable from the remaining portion of the lease and the remaining provisions shall remain in force and be binding upon the parties hereto as though such provisions had not been included.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

23. Disposition by the Landlord

If the Landlord transfers the Premises, the Landlord shall without further agreement be freed and relieved of any and all liability with respect to its covenants and obligations under this Agreement from the date of transfer forward.

24. Death of a Tenant/Deemed Abandonment

- a) Upon the death of a sole Tenant, this Tenancy Agreement or any renewal thereof shall terminate thirty (30) days after the death of the sole Tenant. In the event that there is more than one Tenant and upon the death of one of them, the tenancy shall be deemed to be amended to include the Remaining Tenant(s) as Tenant(s), along with the Estate of the deceased Tenant for a period of thirty (30) days after the death of the Tenant, after which the tenancy of the Estate only shall be terminated and the Tenancy Agreement and any renewal thereof shall be deemed to be amended in the name of the surviving Tenant(s) only.
- b) If the rental unit is vacant, the Landlord has a reasonable belief that the unit has been abandoned and there are arrears of rent owing, notwithstanding the existence of a last month's rent deposit, it shall be presumed that the Tenant has abandoned the Rental Unit and the Landlord shall be entitled to regain immediate possession of the rental unit.

25. General Provisions

- a) When in this and other attached Appendices the term "Agreement", "Tenancy Agreement" or "Lease" is used, it means both the Standard Form of Lease as required by the *Residential Tenancies Act*, and all attached Appendices as permitted by clause 15 of the Standard Form of Lease. It is further agreed that when the context so requires or permits the singular number shall be read as if the plural were expressed, and the masculine gender as if the feminine or neuter, as the case may be, were expressed.
- b) Everything contained in the Agreement, attached Appendices and Rules and Regulations shall be binding on the respective heirs, executors, administrators and successors of each of the parties to this Agreement. All covenants, terms, conditions and provisions this Agreement shall be deemed to be joint and several. This means that if more than one person is a "Tenant" of the Unit, each person is fully responsible to comply with this Agreement and all its provisions. This is called a "joint and several" tenancy agreement which means that each tenant is equally and jointly responsible and individually responsible for all the obligations under this Agreement.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

- c) In the event of an occurrence that in the Landlord's sole discretion makes the Rental Unit unfit for habitation due to fire, lightning, tempest or flood damage, or force of nature or Act of God, the common law rules respecting frustrated contracts and the *Frustrated Contracts Act* as it may be amended from time to time apply with respect to this agreement.
- d) This Agreement including any Appendices attached hereto contain the entire understanding between the parties relating to the tenancy. No amendments or modification of this Agreement shall be deemed effective unless and until executed in writing by the parties thereto. The Tenant(s) agree that there are no promises, collateral agreements, representations or warranties by or binding upon the Landlord with respect to this Agreement other than as expressed herein.
- e) This Agreement shall be construed, interpreted and enforced in accordance with the laws of the province of Ontario. If any provision of this Agreement shall, to any extent be found to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and any such invalid or unenforceable provision shall be reformed so as to be valid and enforceable to the full extent permitted by law.
- f) The Tenant shall indemnify and save the Landlord and its agents harmless against any and all claims, actions, damages, losses, liabilities, costs and expenses in connection with the loss of life, personal injury or damage to property arising from or out of the occupancy or use by the Tenant or any other occupant of the Premises or occasioned wholly or in part by any act or omission of the Tenant, its invitees, licensees or anyone permitted or authorized by the Tenant to be on the Premises or arising out of any breach or non-performance by the Tenant of any provisions of this lease.
- g) In consideration of the execution and delivery of this Agreement, the Guarantor, if one exists and has executed this Agreement as same as principle debtor, agrees to execute a Guarantor Agreement collateral to this Tenancy Agreement after which, the Guarantor is then deemed to be a party to this Tenancy Agreement.
- h) Where, and to the extent that the Landlord or the Tenant shall be unable to fulfill, or be delayed or restricted in the fulfillment of any obligation under any provisions of the Agreement by reason of a strike, lock-out, terrorist attack, civil commotion, war or acts of military authority, fire or explosion, flood, wind, water, earthquakes, acts of God, or by reason of being unable to obtain the goods or materials, labour, services or utilities required to fulfill such obligation or by reason and any cause beyond its control, the Landlord and the Tenant as the case may be shall, so long as any such impediment exist, be relieved from the fulfillment of such obligation and the Tenant or the Landlord as the case may be, shall not be entitled to compensation for any damage, nuisance, inconvenience, or discomfort thereby occasioned.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

- i) In the event of the bankruptcy of the Tenant, the Landlord shall rank as a preferred creditor pursuant to the *Bankruptcy and Insolvency Act* in respect of arrears of rent for a period of three months next preceding the bankruptcy. On the day following the date that the Tenant becomes Bankrupt the Tenant's obligation to pay rent shall immediately commence for the balance of the months in which the Tenant becomes bankrupt and, thereafter, rent shall be payable as provided for under this Agreement.

26. PRIVACY, CONSENT AND DISCLOSURE

- a) The Tenant(s) herein grant permission to the Landlord or its Agent(s) to obtain at any time a consumer/credit report with respect to the Tenant, to contact agencies that provide Landlord information, and to take any other reasonable steps necessary to assess the renewal or extension of the Tenant's tenancy.
- b) The Tenant herein agrees to provide their consent to the Landlord or their Agent(s) to disclose information in the Tenant's Rental Application and any information arising from any tenancy between the Tenant to any third party for the purposes of providing a consumer/credit report or contributing information to a database of Tenant(s) information made available to Landlords or their agents.
- c) The Tenant herein agrees to provide their consent to the Landlord or their Agent(s) to disclose any information arising from any tenancy between them and any information in the rental application to present or future mortgagees, potential purchasers, utility providers, accountants, government agencies, financial institutions, insurance providers, telecommunications providers, financial institutions, lenders and prospective lenders.
- d) This consent is granted under the provisions of the *Personal Information Protection and Electronic Document Act*. This consent is valid until revoked in writing. A Tenant may, at any time, request from the Landlord's Privacy Officer its complete Privacy Policy, and may request that said officer provide information about the data collected and retained with respect to the Tenant or prospective Tenant, and may also obtain a Privacy Complaint Form for the purpose of resolving disputes with respect to the use of said information.

27. Photographs

The Tenant(s) herein grant permission to the Landlord or its Agent(s) to photograph the rental unit during periodic inspections, for the purpose of documenting the condition of the rental unit, specifically any damage, or for the purpose of defending any legal proceeding, after having given notice of entry in accordance with the *Residential Tenancies Act*.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

28. Changes to this Agreement

- a) No amendment, waiver or renewal of any part of this lease shall be effective unless it is in writing, signed by the Tenant and the Landlord or the Landlord's authorized agent. You understand that not everyone who works for the Landlord has the authority to speak for the Landlord. Therefore, if the Tenant is required to make an agreement or arrangement with respect to the Leased Premises, the Building or anything else related to the Additional Terms, it is only binding on the Landlord if it is in writing and signed by the Landlord, or an authorized agent. It is specifically understood that the Landlord's janitors, caretakers, superintendents and rental agents are not authorized agents for the purpose of amending any provision of the Additional Terms.

- b) All of the provisions of this lease are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate article hereof. Should any provision of this lease be or become invalid, void, illegal or not enforceable, it shall be considered to be separate and severable from the remaining portion of the lease and the remaining provisions shall remain in force and be binding upon the parties hereto as though such provisions had not been included.

29. Informed Tenant

The Tenant(s) acknowledges that this Agreement informs the Tenant that the Landlord has notified the Tenant that they have various rights and responsibilities as per Section 11 of the *Residential Tenancies Act, 2006*. Information is available at the nearest Landlord and Tenant Board or on their website <http://www.ltb.gov.on.ca/en/index.html>.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

APPENDIX "C"

MISCELLANEOUS RULES

PETS

The Tenant shall be responsible for any damage done to the Rental Unit by the pet, and shall reimburse the Landlord for the cost of any repairs resulting from the damage including but not limited to carpet cleaning. The Tenant agrees to clean up after the pet so that there is no pet hair, urine or feces remaining or visible anywhere in the Residential Unit. The Tenant shall keep the pet on a leash while the pet is in the common areas of the Residential Unit. The Tenants acknowledge that there are grounds to terminate the tenancy by way of notice and application at the Landlord and Tenant Board should the pet cause damage, endanger others, cause a severe allergic reaction or interfere with the enjoyment of others in the Rental Unit.

The following pets will be occupying the premises and all requirements as outlined above will apply.

Name: _____ Age _____
Breed _____

Name: _____ Age _____
Breed _____

CARE OF THE UNIT

The Tenant and Landlord agree that should the Tenant wish to redecorate the premises such as painting, wallpapering or installation of wall to wall carpeting, the Tenant will do so at his or her own expense but must obtain Landlord's prior approval before doing so, and such approval may be unreasonably withheld.

The Tenant agrees that he must not remove any carpeting that may be currently laid in the premises when he vacates the apartment unless the removal of the carpeting and the under-pad is removed professionally and the floors underneath are restored to their original state.

The Tenant also agrees not to install any carpeting on top of an existing floor unless the Landlord has approved in writing prior to the installation and provided that the Tenant shall be required to remove such carpeting using a professional service for such remove and restore any damage to the underlying flooring.

The Tenant shall not at any time paint the Rental Unit in any dark colour such as black, brown, dark blue, purple, etc.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

Plumbing fixtures or parts shall not be replaced or removed without the prior written consent of the Landlord.

The Tenant shall be responsible for all clogged drains and toilets. No garbage, refuse, sanitary napkins, tampons, disposable wipes, disposable diapers, pet feces including cat litter are to be flushed down the toilet or allowed to enter the drainage system.

Entrance doors of the apartment shall remain closed except during ingress or egress.

The supply and replacement of electric light bulbs, fuses and batteries within the rented premises is the responsibility of the Tenant.

The Tenant is liable for any damage done by water left running either by his willful or negligent conduct or that of persons permitted on the premises by him. For both safety and conservation purposes, water shall not be left running unless it is in actual use in the Rental Unit.

The Tenant must observe strict care not to allow their windows and doors leading to the outside to remain open so as to admit rain or snow or as to interfere with the heating of the building.

All glass, locks and trimming in or upon the doors and windows of the rented premises shall be kept whole, and whenever any part thereof shall become lost or broken, the Landlord or his agent shall be notified immediately.

The Tenant(s) shall not remove any devices on the windows in the Rental Unit designed to restrict the opening beyond any measurement as may be prescribed by any lawful authority.

The Tenant agrees to maintain the premises in an ordinary state of cleanliness, and repair any damage caused to the premises by his willful or negligent conduct or that of persons who are permitted onto the premises by him or her. The Tenant agrees to leave the premises in substantially the same condition when vacating, in a clean broom-swept condition and without damage except for normal wear and tear.

No structural changes, additions or alterations to the existing walls, doors, ceilings, windows, or kitchen cabinets of the rented premises is permitted except with the prior written consent of the Landlord.

No cooking shall be done in or about any part of the Rental Unit except in the kitchen areas provided therefore.

RODENTS

The Tenant(s) shall keep the Leased Premises free from vermin, pests and rodents. In the event that vermin or pest control treatments is required in the Rental Unit, the Tenant shall carry out all protocols for preparation of the Rental Unit for such treatments as directed by the Landlord or its vermin or pest control contractor and the Tenant shall be responsible for the cost of any fees or charges incurred by the Landlord or charges by vermin or pest control contractor as a result of the Tenant's failure to adequately comply with such preparation protocols, including any refusal to permit vermin or pest control treatment in the Rental Unit.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

The Tenant shall not refuse entry into the Rental Unit by the Landlord or vermin or pest control contractor for the purpose of treating the Rental Unit for eradication of vermin or pests. In the event that the vermin or pest control treatment is required in the Rental Unit as a result of any willful or negligent conduct of the Tenant, an occupant, or any person permitted in the Rental Unit by the Tenant or an occupant, then the Tenant shall be responsible for the costs of such vermin or pest control treatment, as charged by the Landlord's vermin or pest control contractor.

SMOKING

Due to the known health risks of exposure to second-hand smoke, increased risk of fire and increased maintenance costs:

a) No tenant, resident, guest, business invitee, or visitor shall smoke any substance in any form ie: cigarettes, cigars, electronic cigarettes or any similar product whose use generates smoke and/or smell within the building. This prohibition includes all residential units within the building, all balconies and patios, enclosed common areas, as well as outside within 9 metres of doorways, operable windows and air intakes.

b) "Smoking" shall include the inhaling, exhaling, burning, or carrying of any substance whose use generates smoke or smell including Marijuana.

c) "Business invitee" shall include but is not limited to any contractor, agent, household worker, or other person hired by the owner, tenant or resident to provide a service or product to the owner, tenant, or resident.

CANNABIS

The Tenants or Occupants of the Rented Premises shall not engage in the cultivation or growing of Cannabis in the Rented Premises. A breach of this Rule shall be sufficient basis for the Landlord to seek termination of the tenancy based on the Tenant's interference with the legal interest of the Landlord and other tenants at the residential Unit. If there are Human Rights Code issues where the cultivation and growing of Cannabis is deemed necessary to accommodate the needs of a tenant or occupant of the Rented Premises, such activity shall not be conducted at the Rented Premises.

WATER DEVICES / APPLIANCES

The Tenant(s) shall not bring into the Premises, without the Landlord's express written consent, any article or fixture such as a waterbed, aquarium, freezer, washer or dryer that by reason of its weight, size or other perils might, at the Landlord's sole discretion, damage or endanger the structure of the building in which the Premises are located.

Tenants shall not install or permit to be installed any heating, cooling or other electrical apparatus which may result in overloading the electrical circuits in the premises.

The Tenant may not bring into the unit any appliances without the Landlord's express written permission, and shall not use any electrical or gas appliances in his unit other than those provided by the Landlord as
Landlord(s) Initials: _____

Tenant(s) Initials: _____

set out above. These types of appliances which may not be used in the Unit without the Landlord's express written permission include but are not limited to air conditioning units, barbecues, hot plates, laundry machines including both washers and dryers, fridges, dishwashers, heating lamps and lights or other heating equipment.

No Tenant shall use their own window air-conditioner(s) and other similar appliances without first obtaining the written consent of the Landlord. The Tenant understands that additional monthly charges for the use of such appliances may occur. Such additional payments are to be considered Rent and are to be paid as part of the monthly rent on or before the commencement of each rental period (ie: each month).

The Landlord retains the right to inspect all air conditioner installations. If the installation is unacceptable to the Landlord, the Tenant will pay to have the installations repaired to the Landlord's satisfaction, otherwise the air conditioning unit will be removed.

GARBAGE

The Tenant shall properly contain and dispose of garbage in accordance with the rules set out by municipal or provincial authorities and which may change from time to time, including any waste diversion, reduction or recycling programs. The Tenant agrees to place their garbage in the appropriate place for pickup, at the appropriate times depending on the collection schedule. Garbage shall be kept in the Rented Premises until the evening immediately prior to the designated day for collection. All garbage containers outside the Premises are to be securely fastened.

STORAGE LOCKERS or SHEDS (if provided)

Where individual storage lockers or sheds have been provided, the Landlord assumes no liability, for loss of or damage to articles stored. Gasoline, paint, propane tanks or other flammable materials shall not be stored in the lockers or sheds. If storing bicycles, it is the responsibility of the Tenant to padlock the bicycle and the Landlord assumes no responsibility for loss of or damage to any bicycles.

SHARED SPACES

To the extent that there are shared spaces within the Residential Unit, the Tenants, occupants and their guests using common areas, halls and passageways, facilities and amenities of the property and building must co-operate with the Landlord, his agents and other Tenants in keeping the building and its environs neat and clean and abide by the Rules and Regulations governing the use of same. Particular care must be taken to remove soil from street shoes before entering the building and to avoid garbage dripping in the corridors.

NOISE

Tenant agrees that all floors may need to be covered with carpets, rugs, broadloom or other soft covering so as to suppress any noise that might disturb other tenants. Should noise complaints occur, the Tenant must immediately provide such soft coverings over bare floors. Proper curtains, drapes or shades shall be hung properly in all windows. All musical instruments, television sets, stereos, radios, video gaming etc.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

are to be played at a volume which will not disturb other persons. There is no loitering, lounging, visiting or talking in any common areas or yards which may disturb other Tenants.

FIRE SAFETY EQUIPMENT

The Tenants acknowledges that upon move-in, the equipment required by law with respect to smoke, fire and carbon monoxide detection were installed in the rental unit, and that they are in working order. Specifically, installed upon move-in are the following devices:

The Tenants shall not tamper with, adjust, or in any way alter the detection equipment supplied by the Landlord including, but not limited to, the removal of batteries or disconnection of electrical wires by the Tenant or an occupant of the unit.

The Tenant(s) shall notify the Landlord in writing immediately of any malfunction of any smoke or fire detection device and the Landlord shall service same subject to the following:

- a) The Landlord shall provide sufficient batteries for each smoke or fire detection device at the time the Tenant(s) first occupies the rental unit pursuant to this Agreement, and thereafter the Landlord will conduct inspections and replace batteries as needed at least two times per year.

- b) The Landlord shall not be liable for damage or harm that arises if a malfunction of the fire safety equipment is due to the Tenant's tampering, alteration or adjusting of the detector, and if a malfunction is so caused, the Tenant(s) shall reimburse the Landlord for any expenses incurred by the Landlord to replace or repair the detector or related equipment.

Sleds, toys, baby carriages, bicycles, etc., shall be stored within the Rented Premises or within the patio / porch or deck but away from the front entrance. The patio/porch or deck shall not be used for the storage of cars, car parts, trailers, campers, motorcycles and other large objects. The use or storage of gasoline, cleaning solvent or other combustibles in the unit is prohibited. The use of charcoal barbecues is prohibited unless written consent is obtained from the Landlord.

No partition, gates or fences shall be erected or removed without the written permission of the Landlord. The Tenant shall not excavate or permit to be excavated or remove any earth from the lands of the Landlord nor remove or permit to be removed therefrom any trees or shrubs. The Tenant shall use the

Landlord(s) Initials: _____

Tenant(s) Initials: _____

outdoor patio and yard reasonably so as not to disturb other Tenants or the Landlord or its agents or employees.

The Tenant shall clean animal waste from the yard/porch/deck/patio on a daily basis, and from common areas where the Tenant's pet is the source of the waste. Noise caused by pets at any time which disturbs the comfort of other Tenants shall not be permitted. Animals shall not be tethered to the building; when outside of the Tenant's Rental Unit the pet must be on a leash not to exceed four feet in length.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

APPENDIX "D"

Tenant Contact Information

Tenant Name: _____

Tenant Phone Number: _____

Tenant Email: _____

Tenant Name: _____

Tenant Phone Number: _____

Tenant Email: _____

Emergency Contact Number (someone who does not live with you that can be called in case of emergency)

Name: _____

Phone Number: _____

Email: _____

Relationship to Tenant _____

Should contact information change in any way Tenant must communicate this information to the Landlord immediately.

Landlord(s) Initials: _____

Tenant(s) Initials: _____

