



RULES AND REGULATIONS

The following Rules and Regulations form an integral part of the Lease and apply to the entire Building.

1. The rent is payable at the Lessor's address not later than the first (1st) day of each month, as provided in the Lease.
2. A fee of \$50, 00 (fifty dollars) will be charged on all returned cheques, whatever the reason for the return. _____ **(Initials)**.
3. Each adult living in the apartment shall be jointly and severally responsible for the payment of the rent. If a deposit is given such deposit shall be valid for the entire term of the lease and for each renewal of the same. _____ **(Initials tenants)** _____ **(Initials caution)**.
4. The apartment shall be kept in a clean and safe condition for the entire term of the lease.
5. It is strictly forbidden to paint the woodwork. Wallpaper, contact paper and similar items are not permitted without the prior written authorisation of the Landlord.
It is also forbidden to use sheets, blankets, newspapers or cardboard by way of curtains when they are visible from outside the building.
6. **No animals or pets of any kind shall be allowed in the building** _____ **(Initials)**.
7. Common areas of the building shall be kept clear at all times. Nothing shall be stored in the common areas, and anything stored in the basement shall be properly arranged.
8. All Tenants shall keep their balcony, the stairs to their apartment and the emergency stairs (both at the front and at the back of the building) unobstructed from any object and from the snow. Garbage shall not, under any circumstance, be kept on the balcony.
9. Clothes lines or washing lines shall not be placed on the balconies at the front of the building it is also forbidden to post any advertising board, sign, banderol, flag or other similar items.
10. The Tenant
 - undertakes to install an approved smoke detector and to keep it in working conditions at all times. Batteries must be replaced every six (6) months at the changing of the hour
 - shall replace fuses and electric bulbs when necessary.
 - shall keep the stove and the refrigerator (when included in the apartment) in good conditions. At the end of the term of the lease they shall be left empty and clean.

 - shall keep pipes, sinks and toilets unblocked and in the same good working conditions as at the occupancy of the apartment. A service fee of fifty dollars (\$50, 00) will be charged for each call made to the Landlord to unblock the kitchen or the bathroom pipes. _____ **(Initials)**.
 - shall replace any missing sink or tub plug
 - shall wash the doors and windows at least twice a year.
11. The Tenant is responsible for forwarding the pertinent information to public utilities companies (Hydro-Quebec and Gaz Metropolitan) and for informing the Landlord of such a transmission of information. The Tenant shall be responsible for the electrical bill from the first day of the term of the lease or from the day he/she receives the keys (if proceeding).
12. Should the water-heater be property of Hydro-Quebec, the Tenant shall be responsible for its rent, (about 8.00\$ per month). _____ **(Initials)**.
13. When the apartment is heated by the Landlord, the Tenant shall keep all doors and windows closed during the heating season in order not to disturb the mechanism of the central heating system and not to interfere with the comfort of the other Tenants. The Landlord shall have the right to inspect and seal the windows if necessary.
14. A 25.00 \$ deposit is required by the Tenant when the lease is signed and will be reimbursed at the term of the lease. During the Term of the lease the Tenant shall be responsible for the loss or the breaking of

the keys as well as for the breaking of windows. The Tenant should make sure to have a copy of his/her keys made.

15. When moving the furniture the Tenant shall take all the necessary precautions to avoid damaging or scratching the wooden floors (if it is the case). The use of felt pads is recommended.
16. The floors should be covered when painting the walls, and all stains and droplets of paint shall be removed by the Tenant. Switch plates, fixtures, lamps and fire equipment (smoke and heat detectors) shall not be painted
17. Should the Tenant change light fixtures in the apartment, he shall, at the end of the Lease, either reinstall them or leave the ones he has installed. The Tenant shall take care, when putting up paintings, decorations or curtains, not to damage the electric and/or phone wires.
18. Saucer antennas are forbidden at all times. _____ (Initials).
19. Mosquito screens and double windows shall be used when in season and properly stored when not in use.
20. It is strongly recommended that the Tenants protect themselves by buying adequate Tenants' insurance coverage (civil responsibility, fire, burglary etc)
21. At the end of the term the Tenant shall leave the apartment (premises) in good conditions. No object or piece of furniture shall be left in the apartment. The floors shall be swept or cleaned.
22. Any damages (other than normal wear and tear) caused by the Tenant or by his/her guests that have not been repaired shall be repaired by the Landlord at the Tenant's expenses.
23. For all assigning of your lease, some fees of 100.00\$ will be charge to the present tenant.
24. **If you are painting with dark colors, before you left the apartment, you have to paint those walls in white.** _____ (Initials) _____ (Initials Caution).

Signatures of the lessee and the guarantor: **JOINTLY AND SEVERALLY**

Montreal, the _____ 2014.

Lessee

Lessee

Garantor