



## Addendum A - LEASE DETAILS

**1. DELIVERY OF POSSESSION:** If the Lessor is unable to provide possession of the Rented Premises on the Beginning Date because a previous resident refuses to leave, or for any other reason, the Lessor will not be responsible for failure to give you possession on that date. However, the rent payable under this lease will be adjusted so that you will only be responsible for rent from the date possession of the Rented Premises is delivered to you. The original Expiry Date of the term of the Lease will not be extended but if the Rented Premises is not delivered to you within 30 days from the Beginning Date, either you or we may terminate this Lease by giving the other notice in writing. If you occupy the Rented Premises it shall be conclusive evidence that you are satisfied with the physical condition of the Rented Premises. When you or we terminate this Lease or you vacate the Rented Premises an "Outgoing Inspection" will be conducted by the Lessor and/or his representatives. You will reimburse the Lessor immediately for any damage to the Rented Premises beyond reasonable wear and tear.

**2. ENTRY:** Lessee agrees that at all reasonable times during the term of this lease; Lessor or its agents may enter the premises for the purpose of inspection, cleaning, repairs or renovations as necessary provided at least 24 hours notice is given to the tenants. Monthly or bi-monthly inspections of all units will be completed at the Lessor's discretion with 24 hours notice. Furthermore the Lessee agrees that the Lessor may enter the rented premise in the manner specified under the provincial guidelines for the purpose of exercising its rights to show the premise to prospective new tenants. The LESSEE may also consent to entry prior to 24 hour written notice. Emergency entry may also be necessary in the event of fire or flood or any other event that warrants emergency entry. The LESSOR will make a reasonable effort to give the LESSEE notice.

**3. ASSIGNMENT OR SUBLEASING:** Lessee agrees not to leave, sublet or assign to another student any part of said premises without the advanced written consent of Lessor. The Lessor shall not unreasonably withhold consent to sublet and all subletters must be students. If the LESSEE is renting a room/unit that follows specific criteria (i.e. females only), the LESSEE agrees that all subletters must fall within the same criteria.

**4. CARE OF PREMISES:** LESSEE shall keep the premises in clean conditions and is responsible for replacing all light bulbs, fuses, resetting breakers, and unclogging toilets. Should you need a plumber to unclog your toilet and it is found to be the LESSEE's fault the toilet was clogged, the charge for the plumber will be the responsibility of the LESSEE. LESSEE shall not make any alterations including paint, wallpaper, nails or picture hangers in the premises without the written consent of the LESSOR. Any additional repairs or cleaning required at the end of the lease term to be made by the LESSOR, except repairs resulting from regular normal wear and tear, or those noted in initial inspection report, shall be charged equally to all relevant LESSEES.

**5. JOINT AND SEVERAL RESPONSIBILITIES:** The LESSEE(s), and if more than one of them, jointly and severally, as does each Guarantor for their respective son/daughter's portions only, its successors and assigns, guarantees to the LESSOR the payment by the LESSEE(s) of rent and all other sums of money in accordance with the provisions of this Lease and that the LESSEES will perform and observe all their covenants, agreements and obligations under this Lease.

**6. LOCKS AND KEYS:** The LESSEE shall not alter or add to the locking system on any entry or bedroom door of the rented premise without the written permission of the LESSOR. In the event the LESSEE locks himself out of the rented premise, the LESSOR shall not be obligated to unlock the rented premise under a certain time frame. The tenant shall be responsible for all costs of re-entry, including but not limited to locksmith charges, charges for damage howsoever caused, and any service charge payable to the LESSOR if the LESSOR agrees to unlock the Premises (\$35.00 per visit). Keys must be returned upon termination of lease.

**7. RULES AND REGULATIONS:** The LESSEE agrees to occupy the Premises for no other purpose than that of a residential dwelling, to abide by the Rules and Regulations of this Agreement or Lease and to perform all covenants herein contained.

- a) LESSEE shall not remove any of the appliances provided nor bring any major appliances into unit without prior written consent of LESSOR. LESSEE shall not use portable electric heaters, hot plates, or portable/window air conditioners.

- b) No bicycles shall be kept inside individual units. Bicycles should be stored in the designated areas.
- c) Occupant shall do cleaning of kitchen and bath routinely; this is to include weekly cleaning of floors toilets and bathtubs. Cooking to be limited to kitchen area only.
- d) LESSEE is responsible for their own garbage. It is expressly agreed and understood that garbage shall not be stored for long periods of time inside the unit but shall be placed in the appropriate containers outside the rented premises as designated by the LESSOR and if applicable, move these containers to the curb and back on garbage/recycling day. Should a pest control problem such as mice or any other vermin be caused by a result of continually leaving opened food and garbage around the property, the cost of pest removal will be at the cost of the LESSEE(s).
- e) LESSEE is responsible for any damage caused by visitors he or she allows on the premises.
- f) **The LESSEE shall not keep any pets on the property.**
- g) LESSOR accepts no responsibility of vehicle parking fines, loss or damage to vehicles, including contents, for vehicles parked at rental premise. **No parking on grass.**
  - i) Private automobiles or other motorized vehicles will be parked only in spaces or area allotted to them by the LESSOR and not in any other spaces. \*Please inform landlord of vehicle plate numbers of cars to be parked at rented premises.
  - ii) If you permit any vehicle to be parked in a location other than the allocated parking space, or areas, or should any such automobile remain in the allotted parking space or area for such time that we believe the vehicle has been abandoned, the Lessor shall be entitled to remove the vehicle from the Property at the vehicle owner's risk and expense.
- h) The LESSOR will maintain access to and from the Rented Premises including snow removal from the walkways and sidewalks (driveways are excluded if the rented premises is not an apartment building and are the responsibility of the LESSEES), as per the LESSOR's discretion. The LESSOR will be responsible for cutting the lawn as well. Snow removal and lawn cutting will be done on your behalf at the cost of any entitled interest due on the Lessees' last month's rent deposit.
- i) Smoking is prohibited inside the premises and within 5 meters of any entrance to the premises.
- j) Heat to be maintained at a temperature of not less than 15 degrees Celsius while tenants are on holidays so as not to freeze pipes.
- k) LESSEE to notify in writing of any damage or structure defects, defective fire alarms, fire extinguishers and exit lights. **The LESSEES agree to not remove or tamper with any fire alarms or extinguishers.**
- l) There are no barbeques permitted on balconies or inside the rented premises.
- m) The LESSEES agree to not cause or permit any noise or interferences which are disturbing to the comfort or reasonable enjoyment of others at the Rented premises.
- n) LESSOR is not required to provide tub or shower curtains.
- o) If fire occurs due to negligence of any tenant/subtenant/guests of tenants or subtenants which would render the unit uninhabitable the LESSOR would NOT be required to provide alternate accommodation for LESSEE and LESSEE would be required to pay for damages and also continue fulfilling all terms of the lease.

**8. INSURANCE:** LESSEE shall, during the entire period of the tenancy at his sole cost and expense, obtain and keep in full force and effect, content insurance. The LESSEE agrees to provide to LESSOR, upon demand at any time, proof that all insurance is in full force and effect. LESSOR shall maintain fire insurance on said building.

**9. INDEMNIFICATION:** LESSEE will indemnify and save harmless the LESSOR, the LESSOR's agents, servants and workman from and against any and all claims, suits, actions, damages, and causes of action arising from injury, loss of life, or damage to property sustained in, or upon the rented premises.

**10. NOTICES:** The LESSEE may give all maintenance/other notices to the LESSOR by emailing at . Notices can also be mailed to . They can also be phoned in at . The tenants further agree that the LESSOR may also communicate via email.

**11.** If any provisions in this contract are deemed invalid or not legal (Residential Tenancies Act is modified regularly), the remainder of the contract is still binding.