

Schedule "B"

TENANT REGULATIONS

The purpose of these regulations is to ensure the safety and rights of you and other tenants. They are also to ensure the cleanliness and upkeep of your rental unit and surrounding property. All tenants and their guests are required to follow these regulations. The failure to follow these regulations could result in a warning, loss of damage deposit, or even eviction. The Housing Authority has the right to make changes or implement new regulations, when necessary. You will be informed of any new regulations.

1. SAFETY AND SECURITY

- 1.1 Comply with all health, fire, and police regulations of the province and the municipality.
- 1.2 Do not increase the risk of harm to persons or property by engaging in activities that are dangerous and/or illegal. Do not let anyone into the building that you do not know or by propping open any doors.
- 1.3 Do not disable or tamper with any safety devices (for example, smoke alarms, carbon monoxide detectors, fire sprinklers, fire extinguishers, or other alarms). Do not tamper with or alter any electrical wiring or electrical panel.
- 1.4 Do not block entrances or exits, including windows, as this could prevent escape in the event of a fire.
- 1.5 Do not place anything in windows, on window ledges, or on balcony railings that could fall and cause harm to others.
- 1.6 Do not keep combustible material or flammable liquid (for example, gasoline, propane, or oil) on the premises. You may store a small quantity of gasoline for a lawnmower in a container approved by the Housing Authority.

2. CONDUCT

- 2.1 Be respectful of other tenant's right to the quiet enjoyment of their rental unit and the surrounding property. You are responsible for the conduct of your guests.
- 2.2 Do not engage in harassing, discriminating, or bullying behaviour including, but not limited to, name-calling, inappropriate jokes, rude gestures, innuendo, threats, unwanted physical contact, or physical violence.
- 2.3 Do not make loud noises that may disturb others or cause a noise complaint to be made (for example, loud music and television, raised voices, stomping or running).
- 2.4 Do not bring or keep an animal in your rental unit or common area without the written consent of the Housing Authority.
- 2.5 Smoking and vaping, including cannabis, is allowed only in designated areas (see NO SMOKING in the Lease).

3. COMMON AREAS

Common areas include hallways, entryways, laundry rooms, recreation areas, designated smoking areas, yard and grounds, and any other area where all tenants have access.

- 3.1 Keep common areas clean. Do not store or leave any personal belongings in common areas. If damage occurs, promptly report it to the Housing Authority
- 3.2 Your guests can only use common areas under your supervision.

4. WASTE

- 4.1 Bag and seal all garbage and place it in designated garbage containers. Dispose of recycling and compost as directed by the Housing Authority.

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5. INTERIOR MAINTENANCE OF RENTAL UNIT

- 5.1 Keep your rental unit in good condition. Report any damage when it occurs to the Housing Authority so that arrangements can be made for repair. You may use small picture hooks or nails to hang pictures. Do not attach tinfoil to the windows.
- 5.2 Do not allow garbage or other debris items (for example, papers, boxes, unrefrigerated food, needles) to accumulate in the rental unit. Do not accumulate or store any items in a manner that creates a fire or safety hazard.
- 5.3 You are responsible for cleaning your unit and removing all debris, objects, and garbage on move-out. Your Housing Authority will provide you with a *Move-Out Checklist for Tenants*.
- 5.4 Contact the Housing Authority for any maintenance concerns (for example, stove or refrigerator not working) so the Housing Authority can arrange for repairs.
- 5.5 If you will be away for more than 48 hours, arrange for someone to check on your rental unit to ensure there are no issues.
- 5.6 Do not install or allow anyone to install light fixtures, ventilation fans, air conditioning units, appliances, or any other equipment without written approval from the Housing Authority (see ALTERATIONS in the Lease).
- 5.7 Only use the plumbing fixtures (for example, toilets, sinks, bathtubs) as intended. Do not put anything down the drain that could cause a blockage. If there is a blockage or damage, contact the Housing Authority immediately to arrange repairs.
- 5.8 Do not leave windows or doors open if weather could cause damage to the rental unit (for example, rain, snow, freezing temperatures).
- 5.9 Do not place additional locks on any door in the rental unit. If your locks need to be replaced, contact the Housing Authority.
- 5.10 Do not store or bring in any machinery, equipment, or objects that might damage or overload the floors of the rental unit.

6. EXTERIOR MAINTENANCE OF RENTAL UNIT

If you are physically unable to perform the required tasks, you must discuss with your Housing Authority.

- 6.1 Keep the area and property outside your rental unit clean of clutter, garbage, or other debris at all times.
- 6.2 If your rental unit has a yard, you are responsible to maintain it and keep it in good order. This includes mowing the lawn and weeding in the summer and shoveling the snow away from sidewalks, entrances, and driveways, in the winter. (Note: In an apartment-style building, the Housing Authority is responsible for the care of lawns and snow removal).
- 6.3 Do not install or allow anyone to install fire pits, trampolines, swimming pools, sheds, temporary garages, satellite dishes, advertising, signage, or any other items without written approval from the Housing Authority.
- 6.4 Do not store vehicles anywhere on the property. Overhauling, storage, or repair of vehicles is not allowed on or near the property where the rental unit is located (see PARKING in the Lease). You may park bicycles and motorized vehicles in areas designated by the Housing Authority.

Tenant(s) Initials _____
