



1450A GLADSTONE
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Tel: (514) 766-1777
Fax: (514) 766-8920

THE APPENDIX TO REGULATIONS FORMS PART OF THE LEASE AND WITHOUT THIS PART DULY ATTACHED, THIS LEASE IS NOT VALID

A1-4 Financial Obligations

- A1:** Rent is due according to the Law, the first of the month.
- A2:** For any new TENANT, an amount of 20.00\$ will be requested as deposit for keys consisting of one mail box key & one front door key. For any extra front door keys there will be requested as deposit an amount of 15.00\$ per key.
- A3:** The TENANT is responsible for any plumber's fees to unblock a sink/toilet. A charge will be applied, if requested to unblock by the LANDLORD. This charge will be at the discretion of the LANDLORD.
- A4:** Any checks returned by the bank for any reason whatsoever will be penalized by a charge of \$25.00

B1-3 Parking Regulations

- B1:** Parking spaces if available at an additional charge.
- B2:** The TENANT shall move his/her vehicle to allow snow removal.
- B3:** Any vehicle not authorized or that is parked and blocks the traffic in the parking area or in the driveway will be towed at the charge of the owner of the vehicle or the visited TENANT.

C1-14 Damages And Repairs

- C1:** TENANTS are not allowed to change the locks on the doors without the written permission of the Landlord or Administrator. If such permission is given then the tenant must give a new key to the Landlord or Administrator. Tenants who refuse to give their key to the Landlord or Administrator automatically accept full responsibility for any damage done to his/her or any other apartment that has suffered damage as a result of not having a key to enter the premises.

C2: The TENANTS must report in writing to the LANDLORD or ADMINISTRATOR any defects in his apartment or any other complaints involving neighbors. Example; illicit conduct, noise, water infiltration through windows or doors, water taps that leak, shower room walls damaged by water, etc. If the TENANT fails to comply with this, he/she will be held responsible for the damages.

C3: During the term of the lease, the TENANT is responsible for the tenantable repairs, other than the ones resulting from normal use, and change any light or neon.

C4: The TENANT shall be held responsible for all damages caused to the building, to the other tenants, their property or their furniture, by him/her or by any visitor he/she receives. Example: By a tap, a fridge or a stove left open by inadvertence.

C5: It is strictly prohibited to paint and/or decorate (such as: use color paint, wallpaper or borders), to cause damage to walls, floors, ceilings, doors, etc. in the apartment. The apartment should remain in its original state. The TENANT engages him/herself to always keep all outside window panels CLOSED properly during his/her absence (or if it rains and/or snows); this will avoid any damage to the apartment. Any failure to comply, this regulation will result to the responsibility of the TENANT.

C6: The tenant will be held responsible for all glass breakage to the apartment during the term of the lease.

C7: The TENANT acknowledges that he/she shall be held responsible for all damages caused by him/her in his apartment or all repairs he neglected to inform the LANDLORD about, and he/she shall reimburse the LANDLORD immediately for expenses related to the repairs of these damages.

C8: Do not use a knife to chip away ice while defrosting the fridge, this will result in irreparable damage and the tenant will be held responsible for the repair

C9: The TENANT shall advise the LANDLORD of any new phone number at home or at work in case of emergency. If the TENANT fails to comply with this, he/she will be held responsible for the damages caused by the LANDLORD to get in his/her apartment to make the necessary repairs.

C10: The LANDLORD is not responsible for any material or physical damages caused by a fire or other event and this is for the term of the lease.

C11: The TENANT must keep his/her apartment heated not below 15deg. if the tenant pays heating. Any damages to the apartment caused by neglect of heating will be at the tenant's expense.

C12: All appliances belonging to the building and used by the tenants, must be left clean and good condition at the end of the lease. Any appliances damaged by the TENANT shall be repaired or replaced by the LANDLORD at the TENANTS expense, the TENANT being responsible for these damages, except for normal wear & tear. The LANDLORD shall not be held responsible for any damage caused to the TENANT by installing or using these appliances.

C13: The TENANT the members and his family, employees and relatives will enjoy these commodities or any other common area, entirely at their own risk, without engaging in any way the LANDLORD'S responsibility for damages caused by the bad state and the condition of the commodities, nor for damages caused by any act or negligence from the LANDLORD, his employees, and/or from the other users of these commodities. The TENANT acknowledges to discharge and indemnify the LANDLORD from any claim of any nature, related to the usage of these commodities as a guest of the LANDLORD.

C14: The TENANT is obliged to take a liability insurance for the said premises in case of fire and/or any damages; failure to do so reserves the right for the LANDLORD to terminate the said lease at any time.

D1-3 Laundry Facilities

D1: NO washers, dryers or dishwashers are permitted in the apartment under any circumstances.

D2: The TENANTS shall, at his own risk, use the automatic washers & driers installed in the laundry room. The LANDLORD does not guarantee in any way the sufficiency or the function of these appliances and he shall not be held responsible for any damage or loss due to the use of these appliances. The TENANT shall respect the rules posted up in the laundry room.

D3: The TENANTS must keep the laundry room clean after each use; clean the lint tray after each use.

E1-5 Garbage Disposal

E1: All garbage must be wrapped in plastic bags and deposited in the containers. The TENANT is not allowed to accumulate garbage in his/her apartment or in the hallways.

E2: The garbage room is for garbage only. The tenant shall place all large objects or furniture of any kind, outside, in the evening before pick up. Do not put any of this in the garbage room or any other room in the basement.

E3: The TENANTS must keep the garbage room clean and tidy. All bags must be properly tied and sealed closed. No garbage in boxes, diapers must be wrapped extra carefully and double bagged. Recycle bin is for papers only. Garbage must be in the garbage room the day before pick up so it can be put outside on time.

E4: The TENANTS must keep the hallways clean, do not throw papers or tissues on the floors; please keep your hands off the walls. The TENANTS must not leave junk mail anywhere in the lobby, they must take it with them and throw it in the garbage.

E5: The TENANTS are not permitted to store any objects in the fire escape. This door is not to be opened for any reason unless there is a fire. No mops, brooms, boxes or garbage is to be placed in this area.

F1-5 Balcony Maintenance

F1: The TENANT will clean and remove the snow on his or her balcony.

F2: It is forbidden to hang clothes, laundry or linen of any kind on the balcony

F3: The use of B.B.Q. is strictly forbidden.

F4: All balconies must be kept clean and free of any objects at all times.

F5: The TENANT will not install or erect any pole, fence, tower, radio, T.V. antenna or satellite dish on the outside of the building.

G1-6 Hallway Regulations

G1: No loitering in the hallways or lobby. The Owner reserves the right to CANCEL the TENANTS lease if he/she does not comply with the norms.

G2: Any tenants who have children must make sure that they do not run in the hallways. Children are not allowed to play in the driveway or on the grass.

G3: Tenants are not permitted to put a carpet in the hallway outside their door.

G4: No smoking permitted in the hallways or lobby. The Owner reserves the right to CANCEL the TENANTS lease if he/she does not comply with the norms.

G5: Do not leave you bicycle in the hallways at any time.

G6: No object of any kind may be left or deposited in the hallways or the stairs. The LANDLORD reserves the right to remove any object without the TENANTS authorization.

H1-12 Rules And Regulations

H1: Be considerate of your neighbors at all times.

H2: The TENANT acknowledges that he/she has seen and visited the apartment and that it was in good state and clean. He/she engages themselves to keep it in a good state.

H3: The TENANT will comply with all notice, instruction issues by the LANDLORD in order to assure good management of the building.

H4: Janitors and other employees of the building are placed under authority of the Landlord and or Administrator and are not expected to take orders or instructions from any of the tenants. Service calls are to be reported during normal working hours, except in the case of an emergency.

H5: No waterbeds are allowed.

H6: It is understood that no animals are permitted in the building.

H7: Do not pour any grease or fat into sink drains, as it will block the pipes. Do not flush sanitary napkins or diapers into the toilets.

H8: Tenants are asked to keep their windows clean and must hang proper window hangings, no blankets, sheets, newspaper etc.

H9: The TENANT has to request a touch-tone line from BELL CANADA, and then he/she could use the INTERCOM system.

H10: At any time, the TENANTS shall not make noise in the rented premises, in the building or in the common areas. The volume of televisions, radios, record players or any music instruments shall not annoy the other tenants.

H11: The TENANT has the responsibility to maintain the smoke detectors and the heat sensor in order and to change the batteries as needed. If the smoke detectors or the heat sensor are painted, the LANDLORD will charge a penalty of \$100.00 to the TENANT.

H12: The TENANT will not allow the practice of any illegal or immoral act in the rented premises, or use the rented premises in a way that, according to the LANDLORD, would harm the reputation of the said premises or the building or would annoy the other tenants. The Owner reserves the right to CANCEL the TENANT lease for any suspicion of any illegal activity.



**HABITATION
MODEKKA** 1450 A GLADSTONE
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**RECEIVED AND READ A TOTAL OF TWO PAGES
(52 ITEMS) + TOBACCO ACT & PARKING RULES**

Date: _____

Signature of Tenant:
