

# SCHEDULE B

## MERCHANTS CORNER HOUSING

### POLICY, RULES & REGULATIONS AS ATTACHED TO THE TENANCY AGREEMENT

Rent is due on or before the first day of the month.

1. **NO PET POLICY** I understand keeping or allowing a pet(s) on the premises is a contravention of my Tenancy Agreement and is grounds for termination.
2. **NO SMOKING POLICY** I understand smoking, vaping and use of electronic cigarettes anywhere on the premises is a contravention of my Tenancy Agreement and is grounds for termination.
3. The tenant is responsible to maintain cleanliness on a regular basis of the rented premises. The Tenant is responsible for the replacement of light bulbs and other consumables in the suite.
4. The tenant is not allowed to install laundry equipment in their suite.
5. **NUISANCE OR DISTURBANCES** The tenant, their family or guests will not cause a nuisance or disturbance to other tenants in the rented premises.
6. All garbage must be tied up in plastic bags and placed in the proper receptacles provided. Recycling must be placed in the recycling bins provided. DO NOT put recycling in plastic bags in the recycling bin. **GARBAGE IS NOT TO BE LEFT IN THE HALLWAYS.**
7. Children are **NOT ALLOWED** to play in the hallways, elevators or common areas of the building.
8. Laundry rooms are to be kept clean and tidy. Clean the machines after each use. Discard detergent boxes and bottles in recycling bin.
9. Park in allocated stall only. Vehicles **not registered** with the building will be towed at owner's expense.
10. Only persons on the tenancy agreement are to be **IN POSSESSION OF KEYS** to the building.
11. **Unauthorized persons** living in your suite will result in termination of tenancy.
12. If outside doors are locked, tenant is required to meet guest to allow access.
13. Satellite dishes are not permitted.
14. Balconies to be kept clean no hanging clothesline, signs or flags. Household furniture is not to be stored on balcony. SMOKE FREE PREMISES - **SMOKING IS PROHIBITED ON BALCONY.**
15. When tenant vacates it is the tenant's responsibility to confirm an appointment with the Property Manager to complete an outgoing condition report. The tenant agrees failure to clean their suite and contents will result in market rate cleaning charges being assessed against security deposit. The landlord can file a claim for costs in excess of the Tenant's security deposit.
16. Repair requests are to be put in writing and delivered to the Property Manager. After hour emergency line is 204-949-2880
17. **DO NOT TAMPER WITH THE SMOKE DETECTOR(S). IT IS THE TENANT'S RESPONSIBILITY TO REPORT IMMEDIATELY ANY MALFUNCTION OF THE SMOKE DETECTOR(S).**
18. Tenants are encouraged to purchase contents insurance from local insurance broker.
19. **TERMINATION NOTICE**
  - **One full calendar month notice** is required to terminate this Tenancy Agreement.
  - Notice is to be given on or before the first day of the month in which you plan to vacate.
  - **Failure to provide proper notice to vacate, the Tenant, will be held responsible for the following month's rent.**
20. Verbal harassment or threats against the health, safety, or welfare of other tenants or employees of the Landlord shall be just cause to terminate tenancy.

21. A single violation of any of the provisions shall be deemed a serious violation and material non-compliance with the Residential Tenancy Agreement. It is understood and agreed that a single violation shall be good cause for a notice to end a Residential Tenancy Agreement.

22. **The Landlord has a right of access:**

(a) In the case of an emergency

(b) After providing notice to the Tenant of at least 24 hours before the time of entry, in writing or by way of posted sign (The approximate time of entry shall be specified on the notice and shall be during reasonable hours)

(c) Without additional notice during reasonable hours to perform repairs when a Tenant has requested repairs to their suite

Nothing in this part is to be construed by either party as prohibiting entry with the consent of the Tenant given at the time of entry.

**I acknowledge I have been advised of, understand, and agree to abide by the Policies, Rules and Regulations provided in this package.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Landlord  
(as Agent for Merchants Corner Inc.)