

## SCHEDULE B

### Winnipeg Housing Rehabilitation Corporation

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

1. The Tenant agrees **NOT** to keep any pets on the premises.
2. The tenant is responsible for the ordinary cleanliness of the rented premises, the amenities and facilities provided in the lease and for the cost of repairs and damage caused by his/her willful or negligent, conduct or that of persons who are permitted on the premises by him/her.
3. The tenant is not allowed to install any laundry or dishwasher equipment, of any kind in the suite.
4. **NO PARTIES OR LOUD NOISES** at any time. The tenant, their family or their guests will not cause a nuisance or disturbance to other tenants in the building.
5. All garbage must be tied up in plastic bags and placed in the proper receptacles (not the hallway receptacles).
6. Children are **NOT ALLOWED** to play in the hallways and common areas of the building. There shall be no lounging, sitting upon or unnecessary hanging out in or upon the front steps, the sidewalks, railings, stairways, halls or landings in the building by the tenant, their family or their guests.
7. If you, your family or guests are witnessed throwing garbage inside or outside the building, it is your responsibility to clean it up or you will be charged for the cost of having someone do it.
8. Please keep off the grass, use the sidewalks.
9. Laundry rooms are to be kept in a clean and tidy condition. All Tenants must clean the machines after each use and use the garbage can provided in the laundry room for the lint removed from the dryer. Please do not put laundry soap boxes and bottles in the garbage--take those out to the outside garbage container.
10. If you have been allocated a parking stall, then that is the only stall that you or your visitors are allowed to use. All cars not registered with your Caretaker will be towed away at your expense.
11. If you notice anyone making a mess or damaging the building, please report it to your Caretaker as soon as possible.
12. Only those persons listed on the lease, and **NO ONE ELSE**, should be IN POSSESSION OF ANY KEYS to the building. Only persons named on your lease are allowed to live in the suite.
13. **Unauthorized persons** living in your suite will result in your lease being terminated.
14. Inform your guests that when the outside doors are locked, they should not yell or throw items up to the suite for keys, etc., and that tenants are not to throw anything down to people waiting outside. Please meet your guests in the lobby and let them in.
15. When it is time to move out of the suite, it is the tenant's responsibility to make arrangements with the Caretaker (or office) at a time agreeable to both of you, to complete an outgoing unit condition report which is to be signed by both parties.
16. Tenants must contact WHRC for permission to install air conditioners, which may be installed or removed only by WHRC's qualified contractor. The cost of installation and removal will be paid directly to the contractor. The unit must be removed in the fall..
17. The tenant shall not make any alterations, additions or improvements, or painting to the rented premises without prior written consent of the Landlord. Suite Entry Door Deadbolt Locks cannot be changed by the tenant, This is a Master Lock and must only be changed by the Landlord. Changing the locks is considered a breach of your lease and can result in eviction.
18. The Tenant shall not install satellite dishes anywhere in or on the building.
19. Where the rented premises include the use and occupancy of a balcony/patio, the Tenant will keep it neat and tidy to the standard of the Landlord and will not display clothes or clothes lines, clothes horses, clothes racks etc. nor exhibit any signs or flags or other paraphernalia. Balconies are not be used for household furniture, storing unsightly amounts of belongings, etc. The tenant will not barbeque on the balcony where it is restricted or disallowed by bylaw. **DO NOT THROW GARBAGE OR OTHER OBJECTS OFF THE BALCONY.**

20. If you need any repairs, please write them down and slide the paper under the Caretaker's door if he/she is not available. **Caretakers are not available weekends or after 6:00 PM.** If the Caretaker is not available or the repairs are an emergency, please call the office directly at 949-2880.
21. **Single-Family/Duplexes:** Should your lease be for a house or a duplex, be advised that you are responsible for cutting the grass, weed control, shoveling the sidewalk and parking areas. The tenant shall keep all sidewalks and driveways appurtenant to said premises clear of snow and ice and of any obstruction. Report any damaged fencing or exterior house repairs to WHRC immediately and the maintenance staff will attend.
22. The tenant is **NOT TO TAMPER WITH THE SMOKE DETECTOR(S)** installed in the rented premises. **IT IS THE RESPONSIBILITY OF THE TENANT TO REPORT TO THE LANDLORD IMMEDIATELY OF ANY MALFUNCTION OF THE SMOKE DETECTOR(S). Tampering with the smoke detector is an offence under the law and you may be charged.**
23. The tenant is responsible to carry **Tenant Insurance** on their belongings, which coverage must include additional coverage for property damage caused by any tenant incident. WHRC does **NOT** insure tenant belongings and will **not** be responsible for any damages to tenant's belongings. Please provide a certified copy of this coverage from your Insurance Agent to the office.
24. **TERMINATION NOTICE**
- **One full month's notice** is required to terminate this Lease Agreement.
  - Notice is to be given on or before the first day of the month in which you plan to vacate.
  - If proper notice to vacate is not given then the Tenant, will be held responsible for the following month's rent.

25. **HOUSE RULES FOR CRIME FREE HOUSING**

Pursuant to Part 2 Section 11(3) of The Residential Tenancies Act, CCSM, C.R.119, the Landlord hereby gives notice to the Tenant(s), and the Tenant(s) hereby agree to abide and be bound by, the following House Rules.

1. The Tenant(s), any member of the Tenant's household, and any persons invited onto the residential property or residential premise by the Tenant(s) or any member of the Tenant's family shall not engage in any improper activity on the premises or property managed by the Landlord including, but not limited to:
  - (a) any drug-related activity
  - (b) solicitation (pimps, prostitution activity)
  - (c) assault
  - (d) use of a firearm
  - (e) any activity that threatens the health, safety or welfare of other tenants or persons on residential property or residential premises managed by the Landlord.

**Violation of the above provisions shall be good cause for notice to terminate a Residential Tenancy Agreement**

**Proof of a violation of the House Rules shall not require a criminal conviction**

2. AND FURTHER, any abuse, harassment or threats against the health, safety, or welfare of an employee of the Landlord shall be good cause to terminate tenancy.
3. A single violation of any of the provisions of this House Rule 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.

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

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

\_\_\_\_\_  
Landlord

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

\_\_\_\_\_  
Address

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