

# General Rules and Regulations

- 1) Rent is due and payable on the first day of each month.
- 2) A tenant who fails to pay the rent on the first day of each month will be liable to a penalty. The penalty is calculated for each day that the rent is late by multiplying the rent due by the bank deposit rate on deposits and the total is then divided by 365.
- 3) A \$10.00 deposit is required for the mailbox keys.
- 4) A notice to terminate must be delivered, in writing to the management, as set out in your lease. This typically is 30 days prior to vacating; such notice is effective only at the end of a month. A tenant shall vacate the premises no later than 12:00 noon on the last day of the lease. Two full months written notice is mandatory when a tenancy has continued over 12 months.
- 5) Move-in and Out Inspections are carried out by appointment only. All appointments must be made at least 24 hours in advance.
- 6) The tenant without the written consent of the landlord shall do no structural alterations, painting, papering or redecorating. Should the tenant make any alterations or improvements to the premises without the written consent of the landlord, or should the tenant damage or depreciate the premises, then the full cost of restoring the premises to their prior condition shall be borne by the tenant and promptly paid, on written demand, to the landlord.
- 7) No additional locks or change of locks shall be permitted on any door of the apartment without the written consent of the landlord.
- 8) No pets or animals of any type shall be allowed in or about the premises. (Subject to written approval, small pets will be allowed in certain buildings)
- 9) Waterbeds are not permitted.
- 10) Locked out? A minimum charge of \$40.00 will be levied.
- 11) When hanging pictures, only the small nail type hangers are acceptable, please no plant hooks in the ceiling.
- 12) Doors from the halls to suites must remain closed. Fire doors in hallways must be kept closed at all times.
- 13) Children are not permitted to play in the hallways, stairwells, or laundry areas at any time.
- 14) Smoke detectors and fire extinguishers are installed under territorial legislation. Tampering with them is an offence. There will be a minimum charge of \$40.00 to reconnect any smoke detector a tenant has disconnected.
- 15) Radios, television sets, stereos, etc. shall not be played in a loud manner at any time. No tenant shall make or permit any disturbing noises in the building whether made by the tenant, his family, friends,

or servants, nor do permit anything by such persons that will interfere with the rights, comfort, or convenience of other tenants.

- 16) No Antennae, wires, satellite dishes, or other appurtenances shall be placed on, or attached to, the roof or on the walls of the building without prior written consent of the manager.
- 17) No tenant may throw or drop, or permit anything to be thrown or dropped out of the windows, or from roof tops and they must not place or hang, or allow anything to be placed or hung anywhere on the lands or buildings any articles of any description. The shaking of mops, dusters and rugs from balconies, or windows is forbidden.
- 18) It is the responsibility of the tenant to ensure all windows are closed and locked during the cold months. Failing to do so can result in damage to the windows, freezing of water or heating lines. Should damage occur, the tenant would be liable.
- 19) All tenants must show proof of Tenant's insurance. In the event of fire starting in a tenant's suite the tenant upon demand shall pay all damages to the building not covered by the owner's insurance policy.
- 20) Balconies are not to be used as storage areas. This includes but is not limited to toys, bicycles, garbage containers, strollers etc.
- 21) Barbequing is permitted in balconies, however storage of propane or any flammable or explosive substances inside the premises is strictly prohibited.
- 22) Tenants must not store any items, at any time in the hallways, as this is against fire regulations.
- 23) Parking privileges, the tenant shall park in the designated parking space reserved for vehicular parking such as automobiles, motorcycles, and pick-up trucks. The tenant agrees to park only one vehicle on the property and that the vehicle will be parked only in the designated space for the suite. Parking of a secondary vehicle is by written consent of the landlord only.
- 24) The tenant waives and releases the owner and the agent from liability in connection with the tenant's use of premises and of the building itself, and in particular, with the tenant's use of the laundry rooms and parking areas, or such of these facilities as may be provided by the owner.
- 25) Garbage and or refuse of any sort must be wrapped or put into plastic bags and disposed of in the containers provided. A fine of \$40.00 per time will be levied against anyone not complying with this rule.

Dated in Yellowknife this \_\_\_\_\_ of \_\_\_\_\_ 20\_\_\_\_\_.

Tenant \_\_\_\_\_ Landlord \_\_\_\_\_

Tenant \_\_\_\_\_

Tenant \_\_\_\_\_