

Tenancy Addendum (which is incorporated to form part of your signed tenancy agreement).

**Good neighbour rule!** The tenant must be respectful of the rights of all other tenants/occupants of the building to peace and quiet and will not disturb any of them unreasonably by shouting, or other use of their voice, with noise, music, radio, or television, order, or in any other way. All abusive, disorderly, violent, or harassing conduct by the tenant, including but not limited to abusive and/or foul language, sexually explicit comments toward other tenants/occupants or management is prohibited and grounds for immediate termination of tenancy. The tenant is responsible for the behaviour of his or her guest, visitors, and invitees and is responsible for any cleanup costs incurred as a result of his or her guest, visitors, and invitees. Likewise, vandalism of any kind by the tenants and his or her guest or invitees on or to the residence is prohibited. Tenants are encouraged to get to know each other and talk to one another about any concerns as part of the same community. Good neighbours watch out for each other and provide “eyes on the street” for their neighbourhood.

#### 1) Rent

The tenants are required to pay rent to landlord on the 1st of each month no later than 11:59am throughout tenancy. Rent and deposit is processed through building stacks - a third party processing company - which charge a \$1.75 processing when using your bank Interac card. The system also allows you to make payment using a credit card but charges a significantly higher transaction fee if used.

Late rent is subject to a service charge at the rate of \$25.00 per day, which may be deducted by the Landlord from the security deposit. In addition, for each returned cheque or declined pre-authorized debit, the tenant will pay to the Landlord's Agent an administration service charge of \$80.00 plus the late fee of \$25.00 to the Landlord in each instance.

#### 2) Smoking

SMOKING. No smoking of any kind (cannabis / cigarette/ vape. Etc.) is permitted inside the home or anywhere on the property. The tenants agree they will not grow cannabis inside the rental property or anywhere on the rental property grounds. Your lease contains a no smoking clause forbidding you from smoking at the property. This prohibition against the smoking of tobacco extends to the smoking of other substances, cannabis included, irrespective of general legislative changes. You will, therefore, be in breach of the terms of your tenancy agreement if you are found to be smoking cannabis on the property. This will be grounds for eviction. The cultivation of cannabis ma creates excessive moisture build-up in the property, resulting in unnecessary damage and/or mold. We make every effort to ensure our tenants have a quiet and enjoyable tenancy; therefore, your co-operation

#### 3) Alterations and Repairs

The Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. All alterations, changes, and/or improvements built, constructed, or placed on the Premises by the Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, at the landlord's sole option a) be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement, or b) at the Tenants cost be removed and repairs made with all related costs to make good and repair to a standard consistent with the original occupancy. No painting of walls permitted without owner's permission

#### 4) Inspections

The Landlord or his Agent reserve the right to perform, quarterly a Condition Inspection Report. The Landlord or Agent must provide at least 24 Hours' Notice to the tenant, to access the suite.

#### 5) UTILITIES.

Tenant shall be responsible for arranging for and paying for all utility services required on the premises and when applicable to single family homes, townhomes, (Water consumption charged quarterly my municipalities quarterly to the owner based on usage and consumption by the tenants)

#### 6) MAINTENANCE AND REPAIR; RULES.

The Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair any damage caused during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall comply with the residential occupancy standards of the Municipality the are living in or the rules or obligation of the strata or apartment building:

- (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purpose of ingress and egress only.
- (b) Not obstruct or cover windows or doors
- (c) Not leave windows or doors in an open position during any inclement weather.
- (d) Not hang and laundry, clothing, sheets, etc. from any window, rail, porch, or balcony nor air dry and of same within any yard are or space.
- (e) Not cause or permit any locks or hooks to be places upon any door or window without the prior written consent of Landlord.
- (f) Use all lavatories, sinks, toilets, and all other water and plumbing apparatus only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes, or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant.  
Tenants shall not overstuff the laundry machine or wash large bulky items like duvets, comforters, and sleeping bags. The tenants are liable for any plumbing cost or repair bills, or damage caused by water overflowing from the washing machine and causing damage to the property or any other suites or parts of the building.
- (h) Tenant's family and guests shall always maintain order in the Premises and at all places on the Premises and shall not make or permit any loud or improper noises, or otherwise disturb other residents or neighbours.

- (i) Keep all radios, television sets, stereos, etc. turned down to a level of sound that does not annoy or interfere with other residents.
- (j) Deposit all trash, garbage, rubbish or refuse in the locations required by the municipality therefore and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements.
- (k) Keep driveways and walkways removed of snow as required by local municipal ordinances.
- l) Make only allowable refuse material go into the garbage can, separate recyclable products and materials into the correct bin and break down any carboard as required and place in the right container or bag.

#### **7) Fines**

Any fines charged to the Landlord by the strata, as direct action of the tenant, will be charged to the tenant and are payable by the tenant to the Landlord within 10 days of being notified by the Landlord or Agent.

#### **8) Tenancy Insurance:**

**Tenant Must have and maintain *Tenants Insurance*** - that cover bodily injury, personal injury, property damage, temporary living accommodation, moving and storage of the tenant's personal effects (should it be required)

Tenant will provide proof of this insurance coverage to the Landlord prior to moving and must maintain their tenancies policies and must be maintained and renew yearly with copies of the lease being email yearly to the property manager.

A copy of your policy must be email to the agent prior to receiving the keys to the property.

One the yearly anniversary of your tenancy, you must email a copy of the renewal of your policy to the agent.

#### **9) INDEMNIFICATION.**

Subject to the negligence, act or misconduct of Landlord, its agents, contractors or those for whom Landlord is responsible at law, Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents, or employees or to any person enter ing the Premises or the building of which the Premises are part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims arising out of tenants negligent acts or omissions, and or willful misconduct. The Tenant will not hold the landlord responsible if any unforeseen accidents happen to the tenants or tenants' guests.

#### **10) ABANDONMENT.**

If at any time during the term of this Agreement the Tenant abandons the Premises or any part thereof Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises or any part thereof, for the whole or any part thereof, for the whole or any part of the unexpired term, and may receive and collect all rent payable by virtue of such reletting, and at Landlord's option, hold Tenant liable for any difference between rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of re -entry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner. Landlord shall deem proper, and Landlord is hereby relieved of all liability for doing so.

#### **11) GOVERNING LAW.**

This Agreement shall be governed, construed, and interpreted by, through and under the laws of Canada and the province of British Columbia.

#### **12) BINDING EFFECT.**

The covenants obligations and conditions herein contained shall be binding on the benefit of the heirs, legal representatives, and assigns of the parties hereto.

#### **13) DESCRIPTIVE HEADINGS.**

The descriptive heading used herein contained are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant

#### **14) MODIFICATION.**

The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered,

#### **15) KEYS.**

16) *Landlord will at its cost provide the Tenant with keys to all locks and entries of the Premises.*

*The keys are to be returned to the Landlord or Landlord's representative in good working condition at the end of the lease term.*

#### **17) COMMUNICATION SERVICES.**

*The Tenant may call for external hook-up of communication services to Include fixed line telephones, cable service, ADSL broadband service, satellite service, and cable television service and no further written consent of the Landlord is required to do so.*

#### **18) DAMAGE TO PROPERTY.**

*The Tenant acknowledges that he shall be responsible for the cost of repairs or any damages to the rental property caused by them. Normal wear and tear accepted. The Tenant is required to carry Tenant's insurance to cover their personal possessions and liability during the tenancy. The Landlord acknowledges that they will carry insurance on the housing structure.*

**19) APPLIANCES.**

*It is agreed that all appliances will be in good working order at commencement of occupancy. Tenant will be responsible for any damage to the said appliances that are a direct result of neglect or abuse by Tenant, or their guests. The Landlord will be responsible for maintaining the appliances in good working order during the tenancy and will replace or repair items that have become unserviceable due to normal wear and tear.*

**20) LANDSCAPING.**

*The tenants are responsible to maintain the lawn and garden throughout tenancy. Grass cutting – Between the months of March – October grass must be cut every 10 – 12 days along with any trimming Racking the leave – During the months of October – December the leaf’s must be racked and disposed of in the proper container or bags for collection by the city*

**21) Breaching the lease:**

In the event you terminate your tenancy before the end date of your tenancy agreement you will be responsible for

- A) Paying One month’s rent as liquidated damage for breaching your tenancy agreement
- B) You will be responsible for the monthly rent until a new acceptable tenant can be found.
- C) You will be responsible for reimbursing back the owner and or landlord for any cost incurred in finding a new tenant.

**22) Move in fees:**

The tenant is responsible for paying any move in or move out fees that might be charges by strata (if applicable)

All move in and move out must be coordinated by the tenant through the building property manager, agent, or management company within the permitted allowed times by the building and or strata.

**23) Move out and cleaning:**

On the last day of tenancy, you must be fully moved out by 12:01pm

**Under no circumstance are you Permitted to clean the place yourself** and you must provide the owner or agent with a receipt for cleaning. Carpets (if any) Must be professionally steamed cleaned. **You must hire an approved “Detail Move Out” Cleaning Company or Cleaners that specialize in move out cleanings approved by the agent or landlord.**

For your information (Estimated price for a move out cleaning is approx.)

1 Bedroom \$200.00 - \$300.00

2 Bedroom \$250.00 – \$ 355.00

3 Bedroom \$350.00 - \$ 450.00

Townhome or Single-family house cost \$450.00- \$800.00 plus depending on the size of the home.

Items that must be cleaned include:

Inside of all appliances, inside and outside of all light fixtures, blinds must be wiped down, windows, window sills, ledges, baseboards, inside of all cabinets and closets and shelves, behind and under all appliances, under the sinks, Blinds must be wiped, light fixture must have the inside of the fixtures cleaned, storage lockers, and parking spaces, Any outdoor space must be cleaned, wiped down, and patio or balconies must be swept and washed down.

Failure to have the place properly cleaned, or do not use an approved professional service, will result in your damage deposit being deducted for highest above quote and the place being recleaned.

All burnt out light bulbs must be replaced with the prescribed light bulb. **Compact Fluorescent (CFL)** light bulbs are not permitted, LED light bulb replacement only.

**24. Subletting:**

Subletting is strictly prohibited without the written express consent of the owner or landlord.

**25. Providing Notice under the Residential Tenancy Branch**

To allow emails as a method of service between landlords and tenants is has formally agreed, that this is an acceptable form of communication, and the email addresses are included in this agreement.

This Addendum will be incorporated to form part of Tenancy agreement

Tenants 1 X \_\_\_\_\_

Printed Name \_\_\_\_\_  
Email address \_\_\_\_\_

Tenants 2 X \_\_\_\_\_

Printed name \_\_\_\_\_  
Email address \_\_\_\_\_

Landlord and or Agent  
\_\_\_\_\_

Printed Name Michael Ragosin 604.644.0550  
Email Address [mragosin@telus.net](mailto:mragosin@telus.net)

Contact Names and Service (if needed)

**Insurance**

**Central Insurance Agencies**

Delia Wang – CIP, CAIB, Senior Account Executive

Cell: 604-318-8277

Home | Commercial | Life | Auto | Travel

**Square One Insurance at 1.855.331.6933**

[https://www.squareone.ca/?offer\\_code=MIRA](https://www.squareone.ca/?offer_code=MIRA)

Requirements – Tenants and content insurance

Click on the above link to purchase online or call

**Utilities**

BC Hydro account <https://app.bchydro.com/accounts-billing.html>

Or call 1800.224.9376

Fortis Gas 1-888-224-2710

**Internet & Cable Services**

Telus 1866 558.2273 (cable, internet, phone)

Shaw 1888 472.2222 (cable, internet, phone)

Building Concierge Desk:

Building Management Company

Name \_\_\_\_\_

Agent \_\_\_\_\_

Contact Number: