



TAMCANA PROPERTIES

RULES AND REGULATIONS

Keep this for your information

NO PETS ALLOWED

1. All rents are due and payable on the 1st of every month. Any delays will be subject to a penalty at a rate of \$10 on the 4th working day of the month and \$2.00 per day thereafter.
2. When taking possession of the suite, a condition report must be made with the landlord.
3. Only tenants listed on the application for tenancy and lease shall occupy the apartment.
4. A \$40 fee will be charged if a cheque is returned for any reason. 2nd cheque \$50, 3rd cheque \$60 charge and your cheque writing privileges will be cancelled.
5. Before vacating the suite, the condition report must be completed with the landlord to ensure the return of the damage deposit.
6. All requests for in-suite repairs must be given to the landlord. Arrangements must be made to enter your suite during the day.
7. No painting, wallpapering, adhesive products, wall plugs, drilling into walls or redecorating of any sort will be permitted without the written consent of the landlord.
8. **NO SMOKING** allowed.
9. 30 days' notice is required if the tenant intends to move before the lease is complete. It is the tenant's responsibility to find a new tenant BEFORE they can break the lease. There will be a \$75 administration fee charged for sublets. The landlord must approve any sublets.
10. Curtains and curtain rails, where provided by the landlord, may not be removed.
11. Do not flush foreign objects down the toilet including feminine hygiene products and condoms. Should this prove to be a problem, you will be billed for the cost of the plumbing.
12. You are not permitted to change the dead bolt lock without the prior written consent of the landlord. The cost of having the dead bolt lock keyed to the master key will be charged to you and will be taken off your security deposit if necessary.

13. If for any reason the tenant gets locked out of the apartment, and the landlord has to open the apartment, there will be a \$50 charge during regular business hours (8am-5pm, Monday-Friday), and a \$100 charge for after hours and weekend.
14. Replacement of any lost keys will be at the tenants' expense.
15. The landlord is required to give 24 hours' notice before entering the apartment
16. Upon departure of the unit, window fixtures (blinds and curtain rods), light fixtures, air conditioner, fridge, stove, dishwasher and microwave, if applicable, are to remain in the unit.
17. The landlord may enter the rental unit at least once a year to test the smoke alarm. The landlord is required to provide at least 24 hours' notice and not more than 2 weeks' notice before entering the unit.

We regularly review all of our Rules and Regulations and we may change them from time to time. You will be given reasonable notice of any such changes.

I (we) acknowledge that I (we) have read the rules and that we fully understand them.

DATED THIS _____ DAY OF _____ 20_____

Signature of Tenant

Signature of Witness

Name of Witness

Address of Witness

Signature of Tenant

Signature of Witness

Name of Witness

Address of Witness