



ADDENDUM TO ONTARIO RESIDENTIAL LEASE AGREEMENT

PROPERTY RULES & REGULATIONS FOR TENANTS

Our goal as landlord is to provide a healthy, safe, and comfortable living space and to ensure that your rights as a tenant are met or exceeded in accordance with the Residential Tenancies Act. Unfortunately, tenants do not always respect the property and have demonstrated the need for specific rules and regulations to be put in place. Our expectation is that as a tenant the property is your home and as such it is meant to be treated in that manner.

Most tenants are very responsible and will take care of the property to keep it clean, safe, and maintained. Any tenant that breaches the Rules and Regulations may be subject to eviction. So, the following will be considered in conjunction with the Residential Tenancy Agreement (Ministry of Municipal Affairs and Housing) as a requirement for tenancy.

To ensure that you read and understand the following, tenant initials are required after each section. This will demonstrate you fully understand and agree to adhere to all the property requirements.

1. Rental Payments

Rent is always due on the first of every month unless another agreement has been made with the landlord in writing or on your lease. Any NSF payments are subject to a \$20 administration fee along with any charges the landlord receives from the bank.

Tenant Initials:

2. Entrances/Exits/Balconies

All entrances and exits are to be kept clean and clear of any items. This is for your protection as these are fire and EMS routes. Nothing should be placed outside of entrances that could interfere with others' use of the walking space. Nothing is to be hung or placed on a balcony that could blow or fall onto anyone below, including laundry, plants, etc. Barbecuing is only allowed in the common area.

Tenant Initials:

3. Locks/Locked Out

In Ontario, tenants are not allowed to change any locks at a rental property. If a tenant is locked out of their unit and it is after regular business hours a fee of \$100 will be charged to let them in. If keys are lost or a tenant requests the locks to be changed the fee for this service will be billed back to the tenant.

Tenant Initials:

4. Tenant Conduct

All tenants are expected to not disturb others and be cordial. No drinking outside of your personal unit (in common areas). No drug making, distributing, or using on the property.

Tenant Initials:

5. Vehicles

There is no parking on the property. Parking on the street is available and is the vehicle owner's responsibility.

Tenant Initials:

6. Garbage Disposal

Bins for all your waste disposal are in a corral at the front of the property. ALL waste must be placed into the CORRECT bins (Recycling or Garbage) and nothing is to be left outside of a bin. We do not maintain a compost bin, but should you wish to keep one it must be kept in your unit, and you will be responsible for placing it out on the appropriate pickup day. Any boxes (cardboard) must be broken down to allow it to fit in the recycling bin or folded neatly into manageable bundles that are secured with twine and placed beside the recycling bin. Other bulky items must remain in your unit until the garbage pickup day, and you can place them at the curb. MOST IMPORTANTLY: The garbage corral must always remain clean and tidy as it reflects on the appearance of the property.

Tenant Initials:

7. Furnishings & Appliances

All furnishings and appliances as seen and agreed to on Schedule B of your lease agreement must remain in your unit as you will be held responsible for them. Should you wish to use something else you will have to store the furnishings in a safe place and return them when you vacate. We will not be moving pieces of furniture or appliances in and out of units. You are responsible for the contents of your unit and will be charged should something be missing or damaged (unless due to wear & tear).

Tenant Initials:

8. Common Areas

The shared yard is there for all tenants' enjoyment and must be always kept clean and clear. If using the BBQ, please ensure it is fully extinguished and left in a manner for the next tenants' use. Ensure that you remove all garbage when you leave the space and place it in the appropriate bin at the front of the property. Bike racks are available for your use in the courtyard, and we recommend that you lock/secure your bike to the rack. Bikes cannot be stored anywhere else on the property without landlord permission due to fire and emergency response regulations. In units that have shared entrances you cannot keep/place/store anything in the shared entry space. All entrances to units must be kept clean and clear for emergency response.

Tenant Initials:

9. Security/Cameras

We have 24/7 cameras around the building for security. Should anything arise, you can provide a request in writing to us for footage, if available on the cameras, provided it is for an important reason and that it does not invade the privacy of other tenants within 7 days of an incident occurring.

Tenant Initials:

Consent to Receive Credit Rating and Report to the Credit Bureau FoxyHome

• **Information for Screening Applicants.** The Applicant hereby consents to the Landlord or their agent obtaining and viewing credit, financial and related personal or business information, and Tenant history about the Applicant (including credit reports, credit scores and Tenant records), from past and present Landlords and from the reporting agencies known as Equifax, TransUnion and Landlord Credit Bureau, from time to time for the purposes of assessing the Applicant's current and ongoing eligibility for tenancy. The consents provided are effective as of the date of this Application and will be valid for as long as required to fulfill the purposes described herein.

• **Disclosure to Credit Bureaus.** If the Applicant is granted tenancy with the Landlord, the Applicant hereby consents to the Landlord or their agent disclosing personally identifying information about the Applicant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behaviour, problematic behaviour, any debt outstanding, and reviews of the Landlord's experience regarding the Applicant, to Equifax, TransUnion, Landlord Credit Bureau and other reporting agencies, which may then be used in a Tenant record, credit report and credit score for the Applicant and shared with other Landlords and credit grantors. The applicant also agrees to disclose copies of two government photo ID's including a driver's license and Passport (we cannot accept Ontario Health Cards as identification).

In Your Lease Terms:

• **Disclosure to Credit Bureaus.** The Tenant hereby consents to the Landlord or their agent disclosing personally identifying information about the Tenant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behaviour, problematic behaviour, any debt outstanding, and reviews of the Landlord's experience regarding the Tenant, to Equifax, TransUnion, Landlord Credit Bureau and other reporting agencies, which may then be used in a Tenant record, credit report and credit score for the Tenant and shared with other Landlords and credit grantors.

I have thoroughly read and understand the Expectations, Rules & Regulations regarding my rental of:

Unit # & Address:

My signature here indicates that I will adhere to all the requirements of my Residential Tenancy Agreement, Property Rules & Regulations and Consent to Credit Check:

Tenant Name:

Tenant Signature:

Date:

Tenant Name:

Tenant Signature:

Date:

Tenant Name:

Tenant Signature:

Date:

Tenant Name:

Tenant Signature:

Date:

FoxySuites reserves the right to screen all prospective tenants carefully to preserve the quality of life for the entire building.

Landlord/Agent Name:

Tenant Signature:

Date: