



728A - 10th St, Brandon MB, R7A 4G8

BUILDING RULES

GENERAL

These rules and regulations must be followed by each tenant and their guests. Failure to comply may result in an Eviction Notice. A first warning will be given for violations of these rules. Activities jeopardizing the welfare of other tenants will result in immediate eviction.

Tenants shall conduct themselves, at all times, so as not to cause disturbance or inconvenience to their fellow tenants.

Tenants are legally and financially responsible for the conduct and/or any damage caused by their guests, or by anyone permitted or invited on or in the premises by them.

SPECIFICALLY

1. Only those persons specifically named on the Tenancy Agreement may occupy the rented premises.
2. Disturbing the peace, profanity, indecency, drunkenness, or excessive noise of any type will not be tolerated at any time.
3. Absolutely no pets are allowed at any time in the building without the written consent from the landlord.
4. Tenants are responsible for any damage to the building by themselves or their guests as a result of carelessness or negligence or accidental damage (such things as a broken fish tank). It is strongly **suggested that insurance be obtained** to cover the above, plus their own possessions.
5. Parking is by assignment only. Vehicles other than those authorized by assigned parking will be towed away. There is no provision for guest parking.
6. No smoking in buildings or suites.
7. Main doors to be kept closed at all times.
8. Quiet between 10:30 PM and 8:00 AM to be observed. Drinking and noisy parties are strictly forbidden. No loud music allowed. Guests should be gone by 10:30PM.
9. Subletting is not permitted without the landlord's permission.
10. \$30.00 charge may be levied for each "rescue" trip necessary when tenants lock themselves out. Keep your keys with you.
11. \$30 charge to replace any lost apartment key and \$50 to replace main building entrance key
12. \$25.00 charge for NSF cheques.
13. **Tenant is responsible** for plumber charge in case of blocked sink, toilet, or tub.
14. Tacks, nails, tape, or adhesive stickers are not allowed on the wall.
15. Do not tamper with, cover, or unplug any fire alarm items such as smoke detectors, bells or fire extinguishers. This is a criminal offense. If there is a problem with the alarm system, please phone us and we will look after the problem as soon as possible.

16. Landlord has inspection rights with prior notice. Suite may be shown to other prospective tenants after notice is given.

17. Late charges for rent are as follows: \$10.00 for the first day late and \$2.00 per day after the first.

_____ Date

_____ Tenant

_____ Date

_____ Tenant

- ***Please be careful to read all rules and ask for clarification if you don't understand before signing this document.***