



## Apartments

### N.S. Rules and Regulations

- 1) Rent is due in full at the first of every month through electronic withdrawal or email money transfer (Blairvanveld@gmail.com). A void cheque or an electronic withdrawal form from the bank must be provided upon taking over the lease.
- 2) If a cheque is returned (bounced), then a fee of \$30.00 will be applied to the rent. Please inform the landlord of any account changes so that the automatic withdrawal system can be updated.
- 3) If the tenant locks themselves out of the apartment they will be subject to a \$25.00 lock out fee.
- 4) Tenants insurance must be obtained and provided within 30 days of assuming the lease
- 5) If the tenant plans on having a sublet he/she is still responsible for all points listed in the rules and regulations.
- 6) Tenants who are paying for their own utilities must have the power installed in their own name before entering the premises.
- 7) There are to be no pets including dogs or cats permitted in the apartment at any time unless approval from the landlord has been obtained. Any damage done by pets is the responsibility of the tenant. Upon moving out of your apartment your damage deposit will not be returned if the apartment has any odor of cat urine/feces. Please ensure that the litter box is emptied daily to avoid any odor issues.
- 8) Tenants are responsible for any guests they entertain. This means that any damage or noise resulting from guests is the responsibility of the tenant and the tenant will have to pay for these damages.
- 9) Tenants must respect other tenants in the building with regards to noise.
- 10) There are to be no unlicensed vehicles, RV's, utility trailers in the parking lots.
- 11) Tenants are not to park on the lawn or in front of garbage bins where applicable.
- 12) Apartments must be maintained in the condition it was received.
- 13) Apartments must be returned in the condition they were received.
  - a. Walls and windows must be cleaned

- b. Floors are to be vacuumed and mopped
  - c. Carpets are to be vacuumed and carpet cleaned (If applicable)
  - d. Fridge and stove/oven are to be cleaned. \$100 penalty per appliance will be assessed if not done upon move out which will be deducted from the deposit.
  - e. Bathroom, including toilet, tub and sink are to be cleaned. If bathroom fixtures are not cleaned
  - f. There is to be no damage to appliances, walls, doors, flooring, or washroom facilities
  - g. All burnt out or missing light bulbs are to be replaced with the same type of bulbs that were initially installed upon move in. Cost per bulb if not replaced will be \$10.00 and will be deducted from deposit.
- 14) Tenants are not permitted to paint their apartments. If the apartment is painted by the tenant it will result in the full deduction of the tenants damage deposit.
  - 15) The landlord reserves the right to complete an inspection with a 24 hour notice to ensure that the apartment is maintained in the received condition with regards to cleanliness and damage
  - 16) If the tenant is to terminate the lease, 30 days' notice must be given from the end of any given month.
  - 17) There are to be no portable washers and dryers permitted in the apartment.
  - 18) Tenants are not abuse utilities provided, i.e. windows open while heat is on, electronics and lights on while no one is occupying the apartment. If the tenant is abusing utilities a penalty will be assessed.
  - 19) Tenants are responsible for any damages resulting from leaving windows open during rain or snow storms.
  - 20) Tenants are responsible for separating their recycles and garbage. Tenants must follow waste guidelines provided by Pictou County Waste Guidelines.
  - 21) The landlord is not responsible for the removal of any large items such as electronics, mattresses and furniture, again please refer to Pictou County Solid Waste guidelines. If the landlord has to remove these items from the premises a \$200.00 charge will be applied to the tenant responsible.
  - 22) Tenants are not permitted to leave furniture, garbage or recyclables in the hall ways.
  - 23) Tenants cannot move others into their apartments without consent of the landlord and the addition of the person(s) to lease. The landlord reserves the right not to accept additions.
  - 24) The landlord is not responsible for any damages or theft with regards to vehicles parked in the buildings parking lot(s).

- 25) The landlord is not responsible for theft of items from the apartment. Make sure doors are locked at all times.
- 26) Tenants are not permitted to remove door closures for any reason. This is for the safety of all in the building with regards to fire.
- 27) Tenants are not permitted for any reason to detach their smoke/heat detectors.
- 28) Tenants living in security buildings must keep security doors locked at all times. Do not prop doors open.
- 29) Tenants using the coin operated laundry facilities are not permitted to unplug the dryers.
- 30) Tenants are not permitted to smoke in their apartment. This includes cannabis.
- 31) Tenants are strictly prohibited from growing cannabis in their apartment or in their yard or on their decks.
- 32) Business hours are from 8am until 5pm, Monday to Friday. If there is an emergency tenants can call either number listed below. Examples of emergencies, major water leaks, no hot water or heat, fire in the building, or noise from other tenants that is unacceptable.

I, the tenant, acknowledge the rules listed above and will adhere by them until the end of my tenancy. The apartment including the fridge and stove were received cleaned at the beginning of my tenancy and that there was no damage to the apartment.

Tenants Signature \_\_\_\_\_ Date: \_\_\_\_\_

Tenants Signature \_\_\_\_\_ Date: \_\_\_\_\_

Landlords Sign. \_\_\_\_\_ Date: \_\_\_\_\_

Thank you for choosing to live with Twin Rivers Park Ltd.

Contact Information:

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