



Twin Rivers Park Ltd.

Mobile and Mini Homes

Rules and Regulations

- 1) **Rent is due in full at the first of every month through electronic withdrawal, postdated cheque or cash. 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 home at any time unless approval from the landlord has been obtained. Any damage done by pets is the responsibility of the tenant.**
- 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 home with regards to noise.**
- 10) **There are to be no unlicensed vehicles, RV's, utility trailers on the lot or road.**
- 11) **Tenants are not to park on the lawn or in front of garbage bins where applicable.**
- 12) **Home must be maintained in the condition it was received.**
- 13) **Home 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
 - d. Fridge and stove/oven are to be cleaned
 - e. Bathroom, including toilet, tub and sink are to be cleaned
 - f. There is to be no damage to appliances, walls, doors, flooring, or washroom facilities
- 14) Tenants are not permitted to paint their home. 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 every 6 months to ensure that the home 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) Please ensure washer and dryer is installed correctly with both hot and cold hoses attached to prevent leaking. Any water damage from leaking washers are the responsibility of the tenant.
 - 18) Tenants are responsible for any damages resulting from leaving windows open during rain or snow storms.
 - 19) Tenants are responsible for separating their recycles and garbage. Tenants must follow waste guidelines provided by the town or city the home is located.
 - 20) The landlord is not responsible for the removal of any large items such as electronics, mattresses and furniture, again please refer to municipal guidelines. If the landlord has to remove these items from the premises a \$200.00 charge will be applied to the tenant responsible.
 - 21) Tenants are not permitted to leave furniture, garbage or recyclables on or around decks unless it is in proper storage containers.
 - 22) Tenants cannot move others into their home without consent of the landlord and the addition of the person(s) to lease. The landlord reserves the right not to accept additions.
 - 23) The landlord is not responsible for any damages or theft with regards to vehicles parked on the road or in driveways. Please note that from December 1st to April 30th there is a parking ban on the roads and vehicles will be towed at the vehicle owner's expense.
 - 24) The landlord is not responsible for theft of items from the home. Make sure doors are locked at all times.
 - 25) Tenants are not permitted for any reason to detach their smoke/heat detectors.
 - 26) Tenants are no permitted to grow marijuana on the premises during their tenancy.
 - 27) Tenants are to keep the outside heat pump unit clear of snow throughout the winter. (If applicable)

28) 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.

Tenants Signature _____ **Date:** _____

Tenants Signature _____ **Date:** _____

Landlords Sign. _____ **Date:** _____

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

Contact Information:

Tony van Veld, Ph. 902-396-7259

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