

ADDENDUM: ADDITIONAL TERMS (RTB SECTION 17)

Address:

TENANT(S):

Further to the Residential Tenancy Agreement commencing _____ the following additional terms are added:

1. **NO SMOKING:** It is a material term of this tenancy agreement that smoking of any combustible material including but not limited to tobacco or tobacco related products, sisha or marijuana in the rental unit, in common areas, parking levels or on balconies is prohibited. TENANT clearly understands that violating this Rule/Bylaw will result in Eviction at TENANT expense and/or fines by the Strata Management Co.
2. **NO PETS :** It is a material term of this tenancy agreement that NO pets allowed in this property.
3. **SUBLETTING AND OCCUPANTS:** It is a material term of this tenancy agreement that subletting of the rental unit is prohibited in accordance with the Residential Tenancy Act. Only TENANTS on the tenancy agreement or individuals related to the TENANT may live in the unit unless with the written consent of the Landlord. The maximum permanent occupancy for the property is 2 people (not including children).
4. **RULES AND BYLAWS:** It is a material term of this tenancy agreement that the TENANT will follow any rules or bylaws adopted by the strata council. TENANT agrees to pay fines levied by strata per infraction. TENANT also agrees not to use the property in a way that disturbs or inconveniences other building residents. TENANT agrees to refrain from any forms of abuse towards roommates and other building residents.
5. **CLEAN AND TIDY:** It is a material term of the agreement that the TENANT will maintain the property and keep it clean, neat and tidy at all times through out the tenancy. This includes vacuuming, mopping, cleaning, dusting and other forms of upkeep that must be conducted on regular basis.
6. **MOVE OUT CLEANING:** It is a material term of the contract that the TENANT must conduct thorough and professional cleaning of the unit upon the TENANT's move out. Cleaning must includes: fridge, microwave, dishwasher, all cabinets and drawers, bathtub and shower, all floors (carpets, laminate, tiles), balcony floor, inside windows, kitchen sink. No garbage or personal belongings must be left inside the unit. In the event that the TENANT does not adequately clean the property the LANDLORD will have the right to hire a professional cleaning company and deduct the cleaning cost from the damage deposit.
7. **UTILITIES:** TENANT agrees to pay his/her share of electricity bills when due. If there are unpaid bills at the end of the rental term, TENANT agrees to allow the Landlord to deduct unpaid utilities (hydro) from the Security

Deposit at the end of the lease.

- 8. **ILLEGAL ACTIVITY:** The TENANT shall be responsible to ensure that the TENANT, all people named in the clause of this Agreement, any member of the TENANT’s household, any persons invited onto the rental premises by the TENANT and any member of the TENANT’s family does not engage in any criminal activities on the rental premises, including but not limited to:
 - (a) any drug-related criminal activity,
 - (b) solicitation (pimps, prostitution activity),
 - (c) street gang activity,
 - (d) assault or threatened assault,
 - (e) unlawful use of a firearm,
 - (f) any criminal activity that threatens the health, safety, or welfare of the Landlord, Property Manager, or other tenants or persons on the rental premises.

- 9. **INSURANCE AND PROPERTY DAMAGE:** It is a Material term of this contract that the TENANT is required to maintain an appropriate TENANT insurance policy for the entire duration of the lease agreement. The TENANT will fully indemnify the landlord of all costs and fees associated, arising from and related to repairs of the damage that was caused (intentionally or unintentionally) by the TENANT to the landlord’s property, limited common and common properties. The TENANT must provide a copy of a valid tenant insurance to the landlord upon the landlord’s request.

- 10. **MOVE-IN FEE:** The building Strata charges a \$150 move-in fee. The TENANT is made aware of the fee and is responsible for paying the fee. The TENANT is responsible for making arrangements with the property management or care taker for the move-in AND move-out date, elevator booking, inspection etc. Any fines resulting from failure to make the necessary arrangements will be billed to the TENANT.

- 11. **ADDRESS FOR SERVICE:** TENANT agrees to use _____ email address as the main address for service. TENANT understands and agrees that landlord may be sending time sensitive and important information to the aforementioned email address. It is TENANT’s sole responsibility to check the inbox and spam folders to ensure timely reception of the communication.

LANDLORD(S) (Signature)

TENANT(S) (Signature)

Date: