

ADDENDUM to RESIDENTIAL TENANCY AGREEMENT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

- 1. Missed payments:** Rent is due and payable monthly before or on the **FIRST** day of each month. The Tenant(s) agrees to pay an additional \$25.00 per for any late payments, and an additional \$25.00 per for any NSF cheques.
- 2. Clean and Tidy:** It is a material term of the agreement that the Tenant(s) will maintain the property and keep it clean, neat, and tidy at all times throughout the tenancy. This includes vacuuming, mopping, cleaning, dusting, and other forms of upkeep that must be conducted on regular basis.
- 3. Tenant Insurance:** The Tenant(s) must carry adequate insurance coverage (including liability) for fire, smoke, and water damage and theft, on their own possessions, and may be held liable for accidental injury, accidental damage or accidental breakage arising from the Tenant's abusive, willful, or negligent act or omission, or that of his guest, in his use of the Landlord's services and property.
- 4. 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 Tenant(s) on the tenancy agreement or individuals related to the Tenant(s) 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).
- 5. Suite renovation/alteration:** The Tenant(s) is forbidden to do any renovations in the suite. Before making any holes in walls (i.e. screws for hanging pictures etc.) please contact the Landlord.
- 6. Growing and Production of Cannabis:** The growing, production, processing, or manufacture of cannabis or any other drugs anywhere on the residential property, including within the rental unit is prohibited except where otherwise protected by law.
- 7. Smoking and Vaping:** The tenant agrees to the following material term regarding smoking: No vaping or smoking of any combustible material is permitted on the residential property, including within the rental unit, and on balconies.
- 8. Barbeque, hibachi, fire pit:** The Tenant(s) is not allowed to use a barbeque, hibachi or other like cooking device or a fire pit on a balcony, deck or patio unless such barbeque, hibachi or cooking device or fire pit is powered by propane, natural gas or electricity and such propane, natural gas or electricity powered barbeques, hibachis and other like cooking devices will not be used except in accordance with rules and regulations made-by the strata corporation from "time to time".

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

INITIAL

--	--

TENANT TENANT

9. **Pets:** It is a material term of this tenancy agreement that NO pets allowed in this property

10. **Balcony usage:** The Tenant(s) is not allowed to place on the balcony of the strata lot bicycles, motorcycles, boxes, machinery, equipment, or in any way use. The Tenant(s) is not allowed to install or place on the balcony of the strata lot satellite dishes, antennae, transmitters, transponders, receivers or other telecommunications equipment.

11. **Sound Transmission:** An owner, tenant, or occupant of a strata lot or any of their visitors or guests must not; (b) make undue noise in or about, or use or permit the use of the strata lot, common property or limited common property in a manner which would create undue noise, emit odours, create a nuisance or offend the moral standards of the community within which the strata lot is located, or which would disrupt the owner, tenant or occupant of any of the strata lots, or any of their visitors or guest. Please respect the quiet enjoyment of your neighbours and refrain from playing music loudly, doing laundry, or vacuuming during quiet hours, 10:00 p.m. and 7:00 a.m.

12. **Rules and Bylaws:** It is a material term of this tenancy agreement that the Tenant(s) will follow any rules or bylaws adopted by the strata council. Tenant(s) agrees to pay fines levied by strata per infraction. Tenant(s) 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.

13. **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 include fridge, microwave, dishwasher, all cabinets and drawers, bathtub and shower, all floors (laminated, tiles), balcony floor, inside windows, kitchen sink. No garbage or personal belongings must be left inside the unit. If the Tenant(s) 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.

14. **Utilities:** The Tenant(s) agrees to pay his/her share of electricity bills when due. If there are unpaid bills at the end of the rental term, Tenant(s) agrees to allow the Landlord to deduct unpaid utilities (hydro) from the Security Deposit at the end of the lease.

Tenant Signature & Date: _____

Tenant Signature & Date: _____

Landlord Signature & Date: _____