

Furnished apartments

Under section 1894 of the Civil Code of Québec, the **BUILDING RULES AND REGULATIONS** are an integral part of the lease, dealing with lessee's rights and responsibilities, regarding rules and regulations deal with use and care of the apartment. They establish the rules which must be complied with in the building.

**Lessor:** Les Immeubles E. Tassé  
**Address:** 22, des Flandres, Gatineau (Québec) J8T 4R7

**Lessee(s):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Residence Address** \_\_\_\_\_ **# Apt:** \_\_\_\_\_

**Entry Date** (see clause 1.3) \_\_\_\_\_

**End of lease date**  **Day** \_\_\_\_\_ **Month** \_\_\_\_\_ **Year** \_\_\_\_\_

**10 full days written notice before departure** \_\_\_\_\_  
Initials

**Cost of Rent** \_\_\_\_\_ **(1 month rental minimum. Monthly invoicing the 1<sup>st</sup> day of each month).**

**1. SECURITY DEPOSIT AND RENT PAYMENT**

1.1 The Lessee agrees to give the Lessor a security deposit of \$500.00 at the lease signature. At the end of its lease, the tenant must leave the apartment, the furniture and all items included, clean and in perfect condition in order to recover his deposit, which will be presented by check. If the tenant has left his new address, the check shall be mailed in the next three (3) weeks after departure.

1.2 On the first day of every month, the Lessee shall pay the Lessor or his or her representative the monthly cost of rent for his or her apartment.

1.3 If the term of the lease begins a day other than the 1<sup>st</sup> of the month, the rent of that month will be adjusted accordingly. If the possession date is between the 1<sup>st</sup> and 14<sup>th</sup> day of the month, the lessee agrees to pay the rent for the month in progress based on the daily rate for that month. If the possession date is between the 15<sup>th</sup> and the en of the month, the lessee consents to pay the daily rate plus the rent for the next complete month.

1.4 If the 10 days written notice letter is completed by the lessee and the rent is paid in full for the month, the lessee will be reimbursed by cheque accordingly for the un-used days.

1.5 A \$35.00 charge shall be imposed for any delay in rent payment. A \$25.00 administrative charge shall be imposed for any cheque or direct debit payment returned for insufficient funds. The amounts of these charges are subject to change without notice.

**2. OCCUPATION OF THE PREMISES**

2.1 If the Lessee, his or her family or visitors damage the apartment or the Lessor's property, the Lessee shall be liable and pay all replacement and/or repair costs.

2.2 If the Lessee asks the janitor for certain services, i.e. pick up the mail, water the plants, etc., this is strictly an agreement between the two (2) parties. The Lessor shall not assume any responsibility for any misunderstanding.

**INITIALS, LESSEE(S) :** \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_ **INITIALS, LESSOR'S REPRESENTATIVE :** \_\_\_\_\_ |

### 3. PARKING

3.1 Only one (1) parking space is allotted to the Lessee, corresponding to his or her apartment number. For the following addresses (25 and 35, Lafrenière | 545 and 565, Pointe-Gatineau), the parking space number does not correspond to the apartment number. A parking space number shall be assigned to the Lessee and registered on the lease.

3.2 All vehicles must be in good working order. Storing of vehicles in the parking lot is strictly forbidden.

3.3 It is strictly forbidden to execute mechanical maintenance and repair works in the parking lot, including oil changes.

3.4 Trailers and caravans are strictly forbidden, as well as trucks exceeding one half ton.

3.5 The tenant must remove his vehicle from the parking lot during snow clearing operations. Failing this, legal action will be taken against the tenant and his vehicle will be towed away at his own expense. The tenant will also be held responsible for any damages or additional costs related to his fault.

3.6 If the Lessee's parking space includes an electrical outlet which becomes defective during the lease period, the Lessee agrees that the defective outlet shall not be repaired, if the problem lies underground.

3.7 Any illegally parked vehicle or in the wrong parking space will be towed away at the vehicle owner's expense. The tenant will also be held responsible for any damages or additional costs related to his fault.

3.8 Any vehicle parked in any of the following areas may be towed without notice: garbage pick-up area | emergency vehicle areas | roadways | grassed areas | vehicle without parking sticker parked in a reserved area | vehicle bearing an expired sticker, the Lessee must ensure his parking sticker remains valid.

3.9 The Lessor assumes no responsibility for any damage or loss caused by fire, theft, collision or any other wrongful act to the said vehicles or their contents.

3.10 The installation of shelter type "tempo" or any other type of installation is strictly forbidden.

### 4. BALCONIES AND WINDOWS

4.1 Patios and balconies must always be kept clean.

4.2 The following are strictly forbidden: laying of carpets, clothes line installation, visible garbage. The balcony is not a storage area. It is also forbidden to dry clothes on the balcony ramp or to leave any furniture or other object on the balcony.

4.3 It is forbidden to throw anything from the balcony, i.e. cigarette butts, bird feed, etc.

4.4 It is forbidden to store or use any apparatus fed by charcoal, propane, natural or any other kind of B.B.Q., as well as any oil torch (bug repellents) on the balconies or exterior patios.

4.5 For his or her own safety, the Lessee must remove the snow from the balcony on a regular basis and upon the Lessor's request.

### 5. DOMESTIC ANIMALS

**5.1 Forbidden animals: All animals are strictly forbidden in furnished apartment.**

### 6. SAFETY AND SECURITY

6.1 **Christmas trees.** For security reasons, it is forbidden to use natural Christmas tree inside the apartment or on the balcony.

6.2 **Smoke alarm.** The Lessee shall ensure the smoke alarm is in good working order and change the battery on a regular basis. The smoke alarm belongs to the Lessor. It is forbidden to disconnect any smoke alarm.

6.3 **Apartment doors.** For security reasons, apartment doors and corridor doors must be kept closed at all times.

6.4 **Hazardous material.** The Lessee may not use, keep or store the following in the apartment or anywhere else in the building: petroleum, benzene, gasoline, propane, varnishes or any other product made, in whole or in part, of explosive elements or any oil, chemical oil or any other flammable material.

### 7. PERSONAL INSURANCE

**7.1 The Lessee is responsible to protect his or her belongings by purchasing a Lessee insurance policy which covers theft, fire, explosion, water damage, smoke and any other disaster. The Lessee must provide a proof of insurance upon request.**

### 8. KEYS

8.1 It is strictly forbidden to give keys or copies of keys of the building to persons other than the lessees identified at the time of signing the lease.

### 9. COMMON AREAS

9.1 It is strictly forbidden to reside at any time in the corridors, vestibules, passages, stairways, elevators or other common areas. It is also strictly forbidden to deposit any object in these areas. Children are not allowed to play in the common areas.

### 10 LAUNDRY ROOM

10.1 The Lessee may use, at his or her expense, the automatic washers and dryers provided in the building's laundry room.

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INITIALS, LESSEE(S) : \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_ INITIALS, LESSOR'S REPRESENTATIVE : \_\_\_\_\_

10.2 The laundry room is accessible from 8:00 AM to 10:00 PM on Monday to Friday, and from 9:00 AM to 9:00 PM on Saturday, Sunday and Holidays.

10.3 The Lessee must clean the automatic washers and dryers after each use.

10.4 The Lessee who owns a mini-washer or mini-dryer agrees to keep the washer tap closed at all times between washes. In case of damage caused by non-respect of this rule, the Lessee shall be entirely liable for any resulting damage and loss.

#### **11. GARBAGE**

11.1 All garbage must be placed in tied garbage bags. Large green bags must be placed in the exterior garbage bins. Please sort out material to be recycled.

11.2 The Lessee agrees to deposit his or her garbage in the designated areas inside the building.

#### **12. APARTMENT MAINTENANCE AND ALTERATIONS**

12.1 For safety reasons and to ensure respect between tenants, the Lessee shall immediately notify the Lessor of the presence of any vermin.

12.2 The Lessee agrees to carefully use all heating, convenience and security units, toilets, sinks, bathtubs and any other accessories of the rented premises by keeping them in good working order.

12.3 In case of break caused by the Lessee and/or any other person under his or her responsibility (including guests), the Lessee shall, at his or her own expense, repair the damaged area or broken item or replace it with an item of the same nature and quality.

12.4 The Lessee agrees not to execute the following modifications:

- a) Install a subdivision;
- b) Drill holes in walls and trims;
- c) Paint floors, walls, trims and kitchen cabinets;
- d) Install wallpaper;
- e) Replace locks and install extra locks;
- f) Overload electrical circuits;
- g) Place, store or hang an object weighing more than the floor or wall load limit, so as not to compromise their strength and to prevent wall or floor deterioration or cracking.

12.5 The Lessor may allow the Lessee to make modifications to the apartment, but only in writing. Any verbal agreement is null and void.

12.6 The Lessee who wishes to install a safety bar in the bathtub must first obtain written authorization from the Lessor. The Lessee shall assume any associated costs.

12.7 If the Lessee contravenes any of the above mentioned items, the Lessor shall restore the premises to their initial condition at the expense of the Lessee.

#### **13. LUTTE CONTRE LE TABAGISME ET CANNABIS (ET AUTRES DROGUES)**

13.1 Il est interdit de fumer dans toutes les aires communes de l'immeuble.

13.2 Il est strictement interdit de consommer, cultiver, produire ou transformer du cannabis ou toute forme de drogue qu'elle soit illicite ou non. Cette interdiction s'applique aux aires intérieures et extérieures de la propriété, notamment le logement, le terrain, les balcons, les terrasses et les aires communes.

#### **14. QUIET ENJOYMENT IN THE PREMISES**

14.1 Section 1860 of the Civil Code of Québec provides that *A lessee is bound to act in such a way as not to disturb the normal enjoyment of the other lessees*, by avoiding disrespectful heavy walking with hard shoe heels, hitting floors or ceilings, banging doors or kitchen cabinet doors, noisily using equipment (radio, stereo sound system, TV, or even the tone of voice). The equipment volume must be turned down between 10:00 PM and 7:00 AM.

14.2 The Lessee, due to his own act or to the act of persons he allows to use or to have access to the property, agrees *not to cause any excessive noise or disturbance which could affect the normal enjoyment of the premises or the other lessees* (section 1860) inside and outside his or her apartment or the common areas.

14.3 The Lessee who comes home late at night must keep his or her voice down and avoid noise in the staircase, elevators or corridors.

14.4 It is strictly forbidden to use a dishwasher or a washing machine between 10:00 PM and 7:00 AM.

#### **15. STRICTLY FORBIDDEN**

15.1 It is strictly forbidden to install a parabolic antenna anywhere or use an amateur radio, C.B. system or the like in the apartment.

15.2 The Lessee shall not post anything on the balcony or windows.

15.3 The Lessee agrees not to hold any garage sales.

15.4 Boots, shoes, rugs, garbage, etc. shall never be left in front of the apartment door or anywhere else in the corridors.

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**INITIALS, LESSEE(S) :** \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_ **INITIALS, LESSOR'S REPRÉSENTATIVE :** \_\_\_\_\_

15.5 Children shall not run or play in the corridors, stairs, parking lot or grounds.

**16. APPLICABLE ONLY TO PROJET PLACE DU PROGRÈS**

16.1 The Lessee shall never block the waste chute. It is strictly forbidden to place bottles, syringes, drugs or dirty diapers in the waste chute.

16.2 The following are strictly forbidden: install a natural Christmas tree inside the apartment or on the balcony, install and use a washer, dryer or dishwasher in the apartment, drill holes in the balcony door and the window frames, add an extra lock or install a chain on the apartment door. The Lessee must install sound deadening felt under the furniture to protect the floor coverings. The Lessee shall inform the Lessor of any intention to use the elevator to transport furniture. The Lessee shall provide all necessary equipment to protect the elevator.

16.3 Applicable only to the lessees residing at 25 and 35 Lafrenière and at 565, de Pointe-Gatineau: the heating system shall be turned on between October 1<sup>st</sup> and April 1<sup>st</sup> or earlier, depending on the weather.

**17. CONDITION OF THE PREMISES AT END OF LEASE**

17.1 Upon departure, the Lessee must ensure the apartment is left clean and in excellent working order, in the same conditions as upon arrival. **CLEAN** means that the Lessee has cleaned the apartment to the Lessor's satisfaction before leaving and returning the keys. **EXCELLENT CONDITION** means that all surfaces, accessories, fixtures and furniture, if applicable, are not torn, burned or deteriorated; otherwise, the Lessor shall have the right to have them repaired or replaced at the expense of the Lessee.

17.2 The furniture is in perfect condition when taking possession, except for damages mentioned in the inventory of goods.

17.3 The LESSEE agrees to reimburse the Lessor the cost for cleaning the furniture it is not as clean as the beginning of lease.

17.4 The LESSEE acknowledges its liability for damages, losses or thefts that could undergo such furniture and agrees to reimburse the Lessor the cost for replacement or repair thereof during such incidents, including any item damaged or broken (blinds, bedding, dishes, furniture, accessories, etc ...).



**I, the undersigned, acknowledge that I have read and understood the Building rules and regulations; I also agree to follow them and use the rented premises as a responsible and respectful lessee. In witness whereof the parties have signed two (2) copies of the BUILDING RULES AND REGULATIONS in Gatineau on \_\_\_\_\_ 20\_\_\_\_.**

\_\_\_\_\_  
Lessor's representative

\_\_\_\_\_  
Lessee, jointly and severally responsible

\_\_\_\_\_  
Lessee, jointly and severally responsible

\_\_\_\_\_  
Lessee, jointly and severally responsible

\_\_\_\_\_  
Lessee, jointly and severally responsible