



RULES OF THE NUVO 26 BUILDING

1. Subletting and Assignment of Lease

- a) Tenants may assign or sublet their lease prior to the expiration of the lease as provided by the Rental Board.
- b) The tenant undertakes to inform the landlord of their intentions before beginning the sublease or assignment process.
- c) A fee of **\$500 + 1 month rent** is required for an assignment, breakage or sublease.
- d) The tenant has the responsibility to find suitable replacements, advertise the unit, take applications, conduct walk-throughs, and submit information to the manager for credit checks of potential tenants (which must include credit checks, criminal checks, previous rental references, employment references and proof of current employment) all at their expense.
- e) **Upon completion of the credit investigation, the landlord will approve or reject the application.** It is understood that tenants remain responsible for their lease until the unit has been assigned in writing, through a binding agreement signed by all three parties (tenants, assignees or sub-tenants and the landlord), even if someone other than them is doing the assignment or sub-letting.
- f) If the lease is assigned, the prospective new tenant who is approved by the landlord will be required to sign a new lease before taking possession of the premises.
- g) If tenants wish to have the landlord handle the assignment or subletting of the lease for them, the fees to expect are:

Administration fee of \$500

Commission to be paid to location agency \$1300 (Includes visits and ads)
One month rent as stated on lease.

- h) Subletting for the purpose of tourist accommodation (such as **AIRBNB**) is strictly forbidden. The tenant is exposed to severe fines under the law on tourist accommodation, as well as the termination of his lease without notice under the Civil Code of Quebec.

2. Insurance

- i) The Tenant agrees to always maintain a homeowner's insurance policy (tenant occupant) covering furniture and personal belongings, theft, fire, smoke, explosion, water damage, sewer backup, **CIVIL LIABILITY of \$2,000,000** or any other loss for which the Tenant may be held responsible.

- b) Said policy shall provide for the reimbursement of the tenant's relocation and living expenses in the event of a disaster requiring his evacuation. In no event shall PP Strategies Inc. be liable in the event of evacuation.
- c) Tenants shall provide Lessor with proof of insurance as described in **paragraph 2.a** prior to the day of possession of the unit and at each automatic renewal of the lease. If the tenant does not provide proof of insurance prior to the day of possession, the tenant will be denied access to the unit until the tenant provides the landlord with proof of insurance. The tenant will still be required to pay the full monthly rent with no possibility of reduction due to the denial of access to the unit.
- d) The landlord will not be held responsible for any loss due to theft, fire, disaster or any other mischief that may be caused to the dwelling.
- e) The landlord will not be held responsible for any civil liability for a lack of a tenant.

3. Condition of the premises

The condition of the dwelling may be ascertained from the description of the dwelling by the parties or from photographs taken for that purpose. In the absence of a condition report, the tenant is presumed to have received the unit in good condition at the beginning of the lease.

4. Behavior

The tenant is obliged to behave in a way that does not disturb the normal enjoyment of the other tenants. The tenant is liable to the landlord and other tenants in the building for any damages that may result from a breach of this obligation, even if the breach is caused by persons to whom the tenant gives access to the dwelling or the building. The landlord may, in the event of serious harm resulting from such a violation, seek termination of the lease and eviction of the tenant and all occupants of the unit.

5. Noise

- a) In accordance with By-law 44-2003 of the City of Gatineau, it is forbidden to "use or permit the use of a sound device in such a way that the noise is perceptible outside the building where the device is located and is of such a nature as to disturb the peace, well-being, comfort, public tranquility or the tranquility of the neighborhood".
- b) It is false to believe that a tenant can make noise until 11:00 p.m. Regardless of the time of day; tenants and those to whom they allow access are required not to make excessive noise that may disturb other tenants or the outside neighborhood.

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c) It is forbidden to do housework or any noisy task (e.g. vacuum cleaner) between 9:00PM and 8:00AM.

6. Visitors

- a) The Tenant shall be responsible for ensuring that all guests comply with the provisions of the building rules.
- b) The tenant will be responsible for any damage caused by their visitors (whether voluntary or simply by negligence). The tenant will be responsible for the cost of any necessary repairs.

7. Animals

- a) All animals inside and outside the dwelling (including the balcony) are prohibited. Animals belonging to visitors are strictly forbidden.
- b) Strategies PP Inc. may authorize animals on a case by case basis, exceptionally in writing. Strategies PP Inc. may withdraw this right at its discretion if the pet is disturbing or if the owner is negligent. In the event that the owner of the animal refuses to dispose of the animal, the lease will be automatically cancelled without notice and the tenant will have to leave the premises immediately.
- c) The tenant cannot feed animals from the balcony or the grounds of the building. (Birds, squirrels, etc.)

8. Garage sales

- a) Garage sales outside the building are prohibited.
- b) The tenant commits himself respecting the regulations of the building to this Matter.

9. Proper Use and Respect of the Premises

- a) The Tenant shall use the Premises in a careful and diligent manner.
- b) The Lessee shall maintain the Unit in a clean and tidy condition and shall notify the Lessor as soon as possible upon becoming aware of any substantial defect or deterioration, whether or not the situation is urgent. If the work is urgent, the Lessor may perform or cause to be performed the work outside of normal operating hours.
- c) The landlord and the tenant may not change the form or use of the dwelling unit during the term of the lease.
- d) **The tenant agrees not to drill into the walls, window frames, doors or any surface in the dwelling. All repair costs will be at the expense of the tenant if not professionally repaired prior to vacating the unit.**
- e) **The tenant agrees not to stick anything on the walls, window frames, doors, baths or any surface in the unit. All removal and repair costs will be at the tenant's expense.**

f) **It is strictly forbidden to use in-line skates, skateboards, bicycles or any other object of transportation not intended for indoor use inside the dwelling.**

g) **The tenant shall not leave windows or doors open during inclement weather and during the winter.**

h) The sanitary installations or other water operated devices must be used only for the purposes for which they were conceived. No items or products of any kind (e.g. fuel, cooking oil, sanitary napkins, unclogging fluids, etc.) shall be flushed down the toilets or sinks. **The tenant will be held responsible for damages and plumber's fees in the event that the toilets or sinks are clogged due to improper use. (Hair, paper, etc.)**

i) **The tenant will not keep tires in the unit or store them in the entrances or balcony.**

j) **The air conditioner must remain closed during the winter period.**

k) **The air exchanger must work during the winter period to avoid too much humidity in the dwelling.**

l) It is forbidden to place in the rented premises a load (weight) superior to the capacity of the building.

10. Garbage, recycling and bulky items

- a) The tenant shall deposit all waste and recyclable materials in the appropriate containers.
- b) **It is totally and strictly forbidden to throw or deposit waste at any time in the parking lots, on the street, on the building grounds, on the balconies or common areas. The tenant will have to pay any expenses incurred or suffered by the landlord caused by the actions of the tenant to not respect the regulations. (Cleaning of carpets, balconies, etc.)**
- c) The tenant agrees to respect the municipal regulations on waste, recyclable materials and bulky items.
- d) The tenant shall pay any costs incurred or fines suffered by the landlord caused by the actions of the tenant in not respecting the municipal regulations on the disposal of waste, recyclable materials and bulky items.
- e) Tenant agrees not to dispose of bulky items by leaving them on the building grounds or near the building (or condominium) containers. Tenant shall dispose of its bulky items in accordance with City regulations and instructions.

11. Antenna and Wiring

- a) The Tenant shall not install or cause to be installed any antenna (including satellite dishes) or wiring (indoor or outdoor).

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b) It is forbidden to add additional outlets (e.g. electrical, telephone, television cable, fiber optic, network, etc.).

12. Dangerous products and barbecues

- a) Barbecues are prohibited.
- b) The tenant may not use or keep in the dwelling any substance that constitutes or may constitute a fire or explosion hazard (e.g. fuel, combustible products, etc.) and that could increase the landlord's insurance premiums.
- c) Without limiting the generality of the foregoing, the use of a coal, wood or other stove that uses flammable materials (including barbecues) is not permitted inside the dwelling, on the balcony or on the grounds of the building.
- d) The use of oil torches (mosquito repellent) is strictly prohibited, even on balconies.
- e) The Tenant shall not use or store in the dwelling, or elsewhere in the building, petroleum, benzene, gasoline, propane, varnish or any other product made wholly or in part of explosive elements or any chemical liquid or oil or any other flammable material.

13. Smoking and Drugs

- a) Smoking of cigarettes, electronic cigarettes, vaping devices, marijuana, cannabis, pipes, cigars or any other smoke-producing product is strictly prohibited inside and outside the dwelling (including the building grounds, balconies and common areas.) This same rule applies to visitors. **The 9 meter (30 foot) rule applies. In the event that the tenant refuses to comply with the by-law, the landlord may give the tenant at least 10 days written notice to terminate the lease.**
- b) The use, cultivation, production, harvesting or processing of cannabis or any form of drug, whether illegal or not, is strictly prohibited. This prohibition applies to the interior and exterior areas of the property, including the dwelling, grounds, balconies, terraces and common areas. The production and storage of cannabis for commercial purposes is also prohibited. The trafficking, sale and processing of cannabis or related products is strictly prohibited. **In the event that the Tenant refuses to comply with the regulations, the Landlord may give the Tenant at least 10 days written notice to terminate the lease.**
- c) If, at the time of the tenant's departure, we find that someone has smoked in the unit (for example, if the walls are yellow or if a cigarette/cannabis odor permeates the unit), the landlord will require the tenant to have the unit cleaned, at the tenant's expense, by professional cleaners so that the odors are gone.

d) Any damage to the dwelling unit caused by failure to comply with the smoking/drug ban will be repaired at the tenants' expense.

14. Commercial and tourist activities

- a) Any commercial activity that involves the visit of customers or employees is prohibited. This prohibition also applies to the use of the dwelling for daycare purposes and to any tourist accommodation activity (e.g. AirBnB), whether paid or not.
- b) It is forbidden to sublet the dwelling in whole or in part to tourists. The tenant is exposed to severe fines under the law on tourist accommodation establishments, as well as the termination of his lease without notice under the Civil Code of Quebec. **The Lessor may give the Lessee at least 10 days written notice to terminate the lease.**
- c) **The Lessee agrees not to carry on or permit to be carried on any illegal activity in the dwelling or on the grounds of the building.**

15. Air Conditioner

- a) Lessee shall not install a mobile or stationary air conditioner unless authorized in writing by Lessor. In the event that the landlord authorizes the use of an air conditioner, it is the responsibility of the tenant to ensure that the equipment is installed in a professional manner. The tenant will have to make sure that no breakage (ex: mold on the wall) is caused by the unit. In the case of any damage caused by the air conditioner, the repairs will be at the expense of the tenant.
- b) The wall-mounted air conditioning unit provided by the landlord is equipped with a lever. For loss or damage to the control knob, a fee will be charged for its replacement.

16. Display and appearance

- a) It is strictly forbidden to hang from the windows, balconies, walls or roof of the dwelling, any object that may detract from the appearance of the building, including: bicycle, clothesline, laundry, canoe, flag, etc.
- b) Furthermore, the tenant may not construct or install, or cause to be constructed or installed, any sign or poster, notice or billboard on the exterior of the dwelling unit, nor on the interior if visible from the exterior.
- c) It is not acceptable to use a flag, poster or fabric as a curtain in windows.

17. Stairs, entrances and balconies

- a) The tenant agrees to clear snow from his or her entrance, stairs, balcony and parking lot unless it is included exclusively in the lease. Tenants living in the lower units of the building are responsible for

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clearing their driveway and balcony and ensuring that the drain is uncovered to allow water to drain away when the snow melts.

b) It is the tenant's responsibility to spread abrasive (salt) when surfaces are icy.

c) The tenant must keep the stairs, entrance, and balcony clean, free of all objects that are unpleasant to look at (garbage bags, garbage, laundry, bicycles or personal belongings) and safe at all times (no objects that could cause damage or fall on someone).

d) A small table and chairs for seating are permitted on the balcony.

e) Flowers are allowed on the balcony if there is no risk of falling, injuring someone or inconveniencing the other tenants (e.g.: leaking water).

f) **The tenant agrees not to use or allow the use of the stairs and entrances for amusement, loitering or storage purposes (including bicycles and toys).**

g) The tenant agrees not to use the balcony for drying clothes or for shaking brooms, mops, rugs, etc.

h) The landlord shall not be liable for any fall or injury.

18. Smoke alarm

The tenant is required to periodically replace the battery in the smoke alarm (if applicable) and to ensure that the smoke alarm is tested at least twice a year for proper operation. It is the tenant's responsibility to ensure that the smoke alarm is kept functional throughout the lease.

19. Access to the Property

a) The tenant will be able to circulate on the property of the building.

b) Any temporary or permanent installation (e.g. swimming pool, shed, table, tent, etc.) and installations (e.g. vegetable garden, planting, etc.) are prohibited. Any costs incurred by the lessor to remove the installations or arrangements will be at the expense of the lessee.

c) No personal effects may be left on the property at any time.

d) The Lessee shall not mangle, damage, destroy or alter the landscaping, grass, trees, and shrubs on the property.

20. Violations

A Tenant who commits an offence under a municipal, provincial or condominium (or other) by-law agrees to repay any fine received and to make good any damage suffered by the Landlord of the unit rented by him/her. The landlord may give the tenant at least 10 days written notice to terminate the lease.

21. Parking

a) The Lessee agrees that the occupants of the unit or visitors to the unit will park their vehicles only in the designated area and in a manner that is properly aligned between the 2 lines delineating the parking area.

b) Tenant shall park only a passenger vehicle (no trucks, trailers, etc.) in the assigned parking space.

c) The lessee agrees to abide by the parking prohibitions and not to park on the building grounds.

d) Tenant shall not use the parking spaces reserved for visitors and other tenants of the building.

e) Tenant shall not use the parking space for the storage of objects or vehicles not approved to be driven on the road (including defective vehicles).

f) The Lessee agrees to vacate the parking space for the purpose of snow removal or construction.

g) Lessee agrees not to use the parking space for mechanical repairs or maintenance.

h) The Lessee agrees to keep the parking space clean.

i) No carport shall be installed.

j) **No vehicles shall be plugged into an electrical outlet located outside or inside the unit.**

k) The landlord assumes no responsibility for damage or loss due to fire, theft, collision or any other mischief that may be caused to the vehicle, its occupants or its contents.

l) Any vehicle not complying with the rules of the building may be towed away at the owner's expense.

22. Appliances

a) SAMSUNG appliances are provided by the Lessor, the Lessee agrees to keep them clean and not to remove or move them from the location where they are installed.

b) The tenant must turn off the faucets of the washing machine after each use. (Prevention of leakage)

c) The tenant agrees to inform the landlord immediately when he/she notices a problem with the appliances.

d) Any breakage caused by negligence to the appliances provided by the landlord, will be repaired at the tenants' expense.

e) For any trip by the landlord or subcontractor to the dwelling following a call from the tenant about a problem with the appliances (provided by the landlord only) that results simply from the misuse of the appliances, a fee of **\$200** will be charged to the tenant for the trip.

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23. Water damage

- a) The tenant will be responsible for any water damage resulting from improper installation of appliances or negligent use of faucets or appliances. The Lessor shall use its own homeowner's insurance (tenant occupant) to file a claim and make the repair to the Lessor's standards and requirements.
- b) The tenant agrees to inform the landlord as soon as he/she discovers a water leak in the apartment; otherwise the landlord may give the tenant at least 10 days written notice to terminate the lease.

24. Keys and Locks

- a) 2 keys (door and shed) will be provided to the tenant at the beginning of the lease and the tenant agrees to return the 2 keys (door and shed) in the same condition as they were given when the lease ends.
 - b) A lock or mechanism that restricts access to the dwelling unit may only be installed or changed with the consent of the landlord.
 - c) The Landlord must have a key to the unit at all times and an access code to the alarm system (if applicable) for emergency access.
 - d) A fee of **\$100.00** will be charged to the tenant if the landlord has to go to the dwelling to open the door of the dwelling or to issue a new replacement key.
 - e) If the services of a locksmith are required, this expense will be the sole responsibility of the tenant.
 - f) A non-refundable fee of **\$20** will be charged to the tenant who requests an additional key or for the replacement of a lost or stolen key.
 - g) At the end of the lease, notify the landlord on the day of departure to return all keys (door, shed and post) and spare keys to the landlord.
- An inspection of the apartment 30 days prior to the end of the lease is required to ensure the return of the unit in the required condition.**

25. Bicycles

Bicycles must be stored in the shed (if applicable), on the outside bicycle racks (if applicable) or inside the apartment in a manner that protects the apartment (e.g. floors) during storage. No bicycles shall be stored or secured in entrances, balconies, stairways or under stairs.

26. Prolonged absences

In the event that the tenant is going to be away for a few days, the tenant must turn off the water inside the apartment, turn off the circuit breaker of the hot water tank and provide the landlord with a contact number.

27. Wallpaper and Paint

- a) **The tenant agrees not to install any wallpaper or tapestry.**
- b) No painting shall be done in ANY part of the dwelling without the consent of the Landlord. The request must be made in writing. **Even if the tenant has been given permission to paint, the tenant must agree to return the unit to the condition in which it was delivered at the time of occupancy, i.e. in the original color.**
- c) If the tenant wishes to paint their unit, then they will be responsible for all associated costs. This includes the purchase of all necessary materials (including paint) and the cost of a painter (if applicable).
- d) If the tenant paints (or has their unit painted), they agree that the work will be done in a professional and clean manner without damaging other unpainted surfaces.
- (e) **No painting of cabinets, countertops, floors, bathtubs, windows, electrical outlets, switches, lights, appliances, door hinges, or any other surfaces or elements of the dwelling is permitted. Only the walls and moldings may be painted after receiving permission from the landlord.**
- f) **Ceilings must maintain their original color.**
- g) **Dark or brightly colored paint is not acceptable.**
- h) **Painting or staining of wood decks is prohibited. The landlord will take care of that task.**

28. Electricity, heating, air exchanger and air conditioning

- a) The tenant agrees to maintain a **minimum temperature of 15°C** at all times and a **maximum of 24°C** from September to April.
- b) It is forbidden to overload the electrical circuits and to connect several electrical extensions (or extension bars) in series.
- c) The Lessee shall allow the Lessor to perform annual maintenance on the heating, air conditioning and air exchanger system once a year.
- d) The Lessee agrees to read and understand the instructions on the operation of the heating, air conditioning and air exchanger system to avoid problems of excessive humidity, malfunction of the appliances and over consumption of electricity.
- e) It is the responsibility of the tenant to replace at his own expense the burnt out bulbs inside and outside by the same power and type (Ex: Del, incandescent, etc.).
- f) In the event that an exterior light is connected to the tenant's electrical panel and that this light is intended to illuminate the exterior for security purposes, the tenant agrees not to close the circuit breaker connected to this light. Tenant shall not be entitled to claim

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reimbursement for the electrical consumption of this light since the rent has already been adjusted accordingly.

g) In the event that the tenant asks the landlord to replace the bulbs, the tenant will have to pay a travel fee of **\$150** plus the price of the bulbs.

29. Other Conditions

a) Waterbeds are not permitted.

b) If there are repairs to be made to the unit, the landlord will give the tenants a 24-hour notice.

c) **The landlord may, by appointment, visit the unit to ensure that it is in good condition.**

d) If the tenant is away for several consecutive days and there is no one in the unit, the landlord must be notified. In case of emergency, the landlord will automatically have access to the unit without prior notice.

e) The landlord assumes no responsibility for any damage or loss due to fire, theft, collision or any other mischief to the contents stored by the tenant in the sheds. No garbage bags or bulky items shall be stored in the sheds.

f) Bulky items are the responsibility of the tenant to dispose of and shall not be abandoned in the garbage area.

30. End of Lease

a) Ensuring the unit is available and clean for visitors

b) Notice will be given for all visits to the unit regarding the tenancy.

The tenant may not refuse access to the dwelling; visits will be made between 9:00 a.m. and 9:00 p.m.

c) **At the time of vacating the dwelling (end of the lease), tenants must leave it CLEAN and in perfect condition, free of all garbage and household effects other than those belonging to the lessor. The word "CLEAN" means that the walls, windows, kitchen cabinets, bathroom, ceramic tiles, floating floor and carpet must be washed at the tenants' expense.**

d) **Before leaving, the tenants will have to make a last visit of the premises with the landlord and if everything is in order, a signed letter of release will be given.**

e) If necessary, ensure leaving the air conditioning control on the kitchen counter otherwise a fee of \$100 will be charged to the tenant.

f) Damages due to the negligence of the tenant will be paid to the landlord.

g) The tenant agrees at the end of the lease to return the unit to the landlord in its original condition.

31. Payment of Rent

a) The Tenant shall pay the rent on the first day of each month in the manner provided in **Section D** of the Lease.

b) Pre-authorized payments: a notice must be given, no later than the 20th day of the month preceding the withdrawal to change the method of payment.

c) A **\$50** fee will be charged for any check or pre-authorized payment returned by the financial institution for non-sufficient funds.

d) The tenant must pay the first rent in full before taking possession of the dwelling. If the tenant fails to pay, he will be refused access to the dwelling until he has paid his rent in full.

e) Late payment of rent will result in a fee of **\$50** plus 10% annual interest.

32. Authorization

The tenant authorizes the landlord to throw away any object, furniture or other personal effects left in the dwelling as of the day after the date on which the tenant is scheduled to move out (end of lease date or before the end of lease date if the tenant has moved out and is no longer paying rent).

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33. Communication

In order to facilitate communications between the parties, Tenant authorizes Landlord to communicate with Tenant by telephone and email for all notices relating to the Lease including: statement 31, lease renewal, etc.), any documents, as well as any other communications requiring proof of notification, for the duration of the Lease and its renewals from the date hereof.

The Tenant acknowledges that it is his/her responsibility to inform the Landlord and/or his/her representative of any changes to his/her email address and telephone number(s). If applicable, it is the responsibility of each party to inform the other of any change in email address or telephone number as soon as possible.

Email address:

Phone number(s):

DISCLAIMER

In the event that one or more sections of this by-law are declared void, invalid or unenforceable, this shall not invalidate the remaining sections of this by-law which shall remain in full force and effect.

Any tenant who fails to comply with any of the above provisions or provides incorrect information on the rental application will be subject to termination of the lease. The tenant agrees to indemnify the landlord in the event that the landlord is required to take legal or other action and/or incur expenses as a result of the tenant's failure to comply with the above regulations.

It is understood that the tenants and the landlord are aware of their rights (Régie du logement), but that they consent to this agreement.

Solidarity

The tenants sign the landlord's rules and regulations, and the lease to which they are attached, jointly and severally.

I ACCEPT ALL THESE RULES AS PART OF MY LEASE.

Signature of Tenant

Date

Signature of Tenant

Date

Signature of owner or agent

Date

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