



Rental Contract: Section D

1. Tenant insurance is mandatory and must be maintained while renting with Cameron Apartments.
2. Tenants agree to pre-authorized payment for automatic withdrawal of monthly rent.
3. Late or incomplete payment of rent will be subject to a \$45.00 NSF bank fee and a \$25.00 administration fee deducted from their security deposit.
4. Only those named on the rental contract are permitted to reside in the unit. Any visitor visiting for more than 7 days requires written consent from the landlord.
5. When ending a tenancy agreement, tenants must give the landlord a minimum of one month's notice. The notice must be given on the first day of the month. In the case where a tenant is ending a tenancy agreement before the fixed term agreement has expired, the tenant may be liable to lose the entire, or a portion of, their security deposit if the landlord cannot rent the unit and mitigate a loss of income.
6. When vacating your unit, please ensure that the unit and the appliances have been thoroughly cleaned and that all personal belongings and garbage are removed from the unit. Other than reasonable wear and tear, any cleaning or removing of garbage will be subject to a service fee deducted from the tenants security deposit.

Maintenance Requests

7. For any and all maintenance requests please call our office at (902) 436-5614. Do not call any staff personnel directly.
8. For after hour maintenance requests please call our office at (902) 436-5614 to be directed to our on-call staff.
9. **Please allow 48 hours for a non-emergency maintenance request.** While we attempt to accommodate tenant schedules, we cannot guarantee a particular date or time. If the needed repair is the direct result of tenant damage the material and labour cost will be billed to the tenants and deducted from their security deposit.
10. Tenants must not allow their windows to remain open so as to admit rain or snow or to cause pipes to freeze. Any tenant neglecting this rule will be held responsible for any resulting damages.

11. Tenants will be liable for any damages done by reason of water left running from taps in the unit. Tenants will report immediately any leaking faucets, running toilets, etc.
12. Tenants are not permitted to pour grease, food particles etc. down the drain and may be subject to a service fee if maintenance or a plumber is required. Drain Screens are recommended to prevent food and hair from clogging drains.
13. Tenants who lock themselves out during regular work hours and require assistance regaining entry will be charged a \$25.00 service fee deducted from their security deposit. If the request is on a weekend, holiday or after 5PM, tenants will be charged a \$75.00 service fee deducted from their security deposit.
14. No alterations, repairs, changing of locks or renovations are to be made to the unit without written consent from the landlord.
15. In the case where a service call or maintenance call is made only to find that there is no problem; the tenant may be liable for the cost of the service call.

Waste Management

16. Waste and recyclables are to be sorted according to Island Waste Management guidelines (see www.iwmc.pe.ca). Tenants who fail to sort their waste will be subject to a \$75.00 service fee deducted from their security deposit. **Tenants who continuously fail to properly sort waste and recyclables will be issued an eviction notice.**
17. Large waste items such as mattresses or furniture are to be disposed of by tenants at their own expense and are not to be left on Cameron Apartment property. Tenants who require assistance with disposing of large waste items can contact our office for assistance. (\$25 Min, \$75 Min if a truck is required)

General

18. Under no circumstances are smoke detectors ever to be removed, covered or disconnected. Any problems or malfunctions you may observe with your smoke detector must be immediately reported to our office.
19. No smoking of any substance in any building or within 15 ft of any door or window. It is the tenants responsibility to dispose of smoking waste (butts) appropriately. Marijuana cultivation is not permitted on the property.
20. Parking lot is for tenant vehicles only. Only 1 parking space provided per unit, unless stated otherwise in the rental contract. Only vehicles in working condition are permitted in the parking lot. No repairing of vehicles in the parking lot. No parking for guest vehicles.
21. No flags or blankets covering windows. Blinds or curtains only.
22. No barbeques on the property.
23. No dogs allowed on property.
24. No Airbnb or subletting your unit without written permission from the landlord.

25. No real christmas tree permitted.
26. The tenant agrees to report immediately ALL pest sightings, irregular pest activity etc. to the Landlord.

Winter Conditions

27. Please ensure that appropriate winter footwear and clothing are worn during the winter season.
28. Please use caution while entering or exiting vehicles in the parking lot areas. Contractors are not able to clear packed snow and ice between cars until the cars are removed from the parking area. Caution should also be used when approaching garbage containers located on the property.
29. Weather conditions such as freezing rain, flash freeze, non-predicted snow and ice pellet accumulation may occur quickly and without warning – impacting the condition of parking lots and walkways. Please monitor weather reports and take appropriate precautions at all times.

Landlord reserves the right to change or modify Section D of the Rental Agreement.

To see an up to date version of your Section D Rental Agreement please visit

cameronapartments.ca