

Schedule D

Last modified April 1st, 2026

1. Tenancy, Occupancy, and Lease Compliance

These are the rules that directly govern who can live in the unit, how the tenancy operates, and what is required under the lease.

- resident insurance is mandatory and must be maintained.
 - Only those named on the rental contract are permitted to reside in the unit.
 - Any visitor staying more than 7 days requires written housing provider consent.
 - When ending a tenancy, residents must give at least one month's notice before the day rent is due as outlined in the tenancy act of Prince Edward Island.
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 - If proper notice is not given or a fixed-term lease is ended early, the resident may be responsible for remaining rent and could lose some or all of their security deposit if the housing provider cannot mitigate the loss.
 - All subleases or subresidents require written permission from the housing provider before moving in.
 - No Airbnb or unauthorized subletting.
 - No moving additional people into the unit without written consent.
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2. Rent, Fees, and Chargeable Costs

These are the money-related terms: rent collection, penalties, and service charges.

- resident-caused damage or misuse will be billed for labour and materials.
 - Rent is to be paid by automatic withdrawal on the first day of each month.
 - By initialling this document you consent to your rent being withdrawn automatically each month by Cameron Apartments Inc.
 - Late or incomplete rent is subject to a \$10 NSF fee and a \$25 administration fee.
 - Cleaning, Damages or garbage removal after move-out may be deducted from the security deposit.
 - Charges may apply for unit and mailbox keys or unit keys (\$50 if not returned or for replacements), and lockout service fees are \$25 during regular hours or \$75 after 5 PM, on weekends, or holidays.
 - Non-required service requests may be subject to a service fee.
 - If a maintenance call is made and no issue is found, the resident may be charged a service fee.
 - Mold or mildew caused by resident behaviour may result in a service fee.
 - Failure to properly sort waste may result in a minimum \$75 service fee.
 - Assistance removing large waste items may require a service fee.
 - minimum \$25
 - minimum \$75 if a truck is required
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3. Move-Out Responsibilities

These apply specifically when a resident is vacating.

- When vacating, the unit and appliances must be thoroughly cleaned.
 - Any damages greater than general wear and tear may result in deductions from a residents security deposit.
 - All personal belongings and garbage must be removed.
 - residents must arrange mail forwarding with the Post Office.
 - Mail will not be collected for previous residents.
 - Mailbox keys and unit/exterior keys must be returned.
 - Electricity must be disconnected when vacating, where applicable.
 - Cameron Apartments is not responsible for charges if electricity is not disconnected.
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4. Maintenance, Repairs, and Reporting Duties

These cover how repairs are requested and what residents must report.

- All maintenance requests must go through the office, not directly to staff.
- After-hours maintenance requests must go through the office on-call system.
- residents must not leave windows open in a way that allows rain, snow, or freezing to cause damages to the property..
- Residents are liable for damage caused by running taps or similar neglect.
- If emergency maintenance comes up, maintenance personnel will need to enter the premise.
- Leaking faucets, running toilets, and maintenance concerns must be reported immediately.
- Bathroom fans must be used to help prevent mold and mildew.
- residents must not alter, repair, renovate or change locks without written consent.
- Cameron Apartments is not responsible for services not included in their rental agreement.
- If you require services that are not included in your rental agreement, contact our office.

5. Plumbing, Moisture, and Preventable Damage

Any plumbing issue is to be reported to Cameron Apartments office immediately upon discovery.

- Do not pour grease, food particles, tampons, wipes, or similar items down drains.
- Clogged sinks or toilets due to the residents misuse or neglect may be subject to a service fee to remediate the issue.
- Drain screens are recommended to prevent clogging.
- Windows must not be left open in a way that may freeze pipes.
- Running water damage is the resident's responsibility.
- Moisture and condensation issues must be reported immediately.
- Mold or mildew that develops due to lack of accessible ventilation (ei: windows, HVAC, heatpump, etc) may be the resident's responsibility if caused by improper use or cleanliness.

Property Owner Initials: *CA*

Residents Initials:

6. Pest Prevention and Pest Reporting

Cameron Apartments employs licensed pest applicators registered in Prince Edward Island.

- All pest sightings or irregular pest activity must be reported immediately.
- Examples include mice, raccoons, ants, bedbugs, cockroaches, birds, or other unwanted creatures.
- Failure to report pests immediately may result in eviction.
- If pests are caused by resident cleanliness issues, the resident may be charged for extermination.
- If residents do not cooperate with pest management obligations they may be liable for eviction..

7. Waste, Recycling, and Disposal Fees

- Compost, waste and recyclables must be sorted according to IWMC guidelines. Any blue bags or cans rejected may result in service fees.
- Repeated failure to sort properly may result in eviction.
- Large waste items such as mattresses or furniture must be disposed of by residents at their own expense. residents may contact the office for paid disposal help.
- Residents are responsible for their own labeled garbage cans.
- If unsorted waste is placed in a resident's labeled can, it remains that resident's responsibility. residents may request holes in their garbage can to install locks.
- If a resident locks their garbage can, they are responsible for unlocking it for collection.
- Garbage must not be stored on balconies.
- Garbage must not be stored in common areas.
- In the case Cameron Apartments is required to resolve a garbage can that was tagged by IWMC, the resident will be charged a min of \$75 service fee. If Cameron Apartments staff must transport the can and its contents to the nearest IWMC the resident will be liable for the total cost of labor, vehicle use and weight of garbage disposal.

8. Fire Safety, Building Safety, and Security

Building safety is of the utmost importance to Cameron Apartments, please report any concerns to the office.

- Smoke detectors must never be removed, covered, or disconnected.
- Smoke detector issues must be reported immediately.
- Hazardous, combustible, or flammable materials must not be stored on the property.
- Do not use grease in a pot as a deep fryer. This can cause grease fires.
- Residents must comply with fire safety regulations.
- Residents must not act in a way that jeopardizes housing provider insurance or building safety.
- Residents may not tamper with thermostats, electrical panels, plumbing shut-offs, smoke alarms, or security equipment.

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- Residents may not prop open entrance doors. residents may not allow strangers into the building.
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9. Seasonal Conditions and Seasonal Hazard Awareness

These rules are about weather-related risk and responsibilities

- Use caution entering and exiting vehicles during winter conditions.
 - Packed snow and ice between cars may remain until vehicles are moved.
 - Use caution near garbage areas during winter.
 - Leaving windows open in winter is discouraged because it may freeze pipes and waste heat.
 - Freezing rain, flash freeze, snow, and ice pellet accumulation may create sudden hazards.
 - Residents are expected to monitor weather and use appropriate caution.
 - Residents are advised that walkways and outdoor surfaces may become icy; Residents are responsible for exercising caution and taking appropriate care. Management is not liable for injuries resulting from weather conditions.
 - Cameron Apartments will not provide seasonal services for individual apartment units. (ie: xmas decorations, screen doors, clotheslines)
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10. Cleanliness and Housekeeping Standards

These govern general day-to-day cleanliness expectations.

- Residents must maintain their home, including storage areas in a reasonable level of cleanliness at all times.
 - The Tenant shall not permit conditions that increase the risk of fire, including the excessive storage or accumulation of combustible or non-combustible materials. Hallways, doorways, exits, electrical panels, heating equipment, mechanical equipment and other areas requiring safe access shall be kept free from obstruction at all times.
 - Residents and guests must be mindful of hallway cleanliness. This includes the area outside their unit door and yards.
 - Dirty footwear and similar messes should be managed appropriately.
 - Residents who bring dirt or a mess into the common space may be charged accordingly.
 - Gardening and patio plants are encouraged, provided they are kept reasonably.
 - Hallways, doorways, exits, windows, electrical panels, heating equipment, mechanical equipment, and any areas requiring safe access for maintenance or emergency response shall be kept clear and free from obstruction at all times.
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11. Smoking, Vaping, and Cannabis

- No smoking or vaping of any substance in any building.
- No smoking or vaping within 15 feet of any door or window.

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Residents Initials:

- Residents must properly dispose of cigarette butts and smoking waste.
 - Marijuana cultivation is not permitted on the property.
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12. Parking and Vehicle Rules

- Parking lots are for resident vehicles only.
 - Only one parking space is provided per unit unless stated otherwise in the lease.
 - Guest parking is not guaranteed.
 - Residents with designated parking must use their assigned spot.
 - No parking on lawns or laneways.
 - Only working vehicles are permitted.
 - Vehicles must have valid license plates and registration.
 - No repairs to vehicles in the parking lot.
 - No RVs or motorhomes on the property.
 - No seasonal vehicle storage, all-terrain vehicles or summer-only vehicles.
 - Non-compliant vehicles may be removed at the resident's expense.
 - Residents are not to park in visitor parking if they have assigned parking.
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13. Pets

These rules all relate to pet approval and owner responsibility.

- No dogs are allowed unless written permission has been given.
 - Pet owners must clean up after pets.
 - Pets should be leashed at all times in public spaces.
 - Pets are only allowed where clearly permitted in the lease and where a Pet Policy Form has been completed.
 - Approval applies only to the specific approved animal.
 - Approval does not transfer to future, additional, or replacement animals.
 - A new written request is required for any new or replacement pet.
 - Approval for a replacement pet is not guaranteed and depends on current building policies.
 - Service animals are allowed to provide proper up to date documentation.
 - If written permission is granted there is a limit of 2 animals maximum in any rental unit.
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14. Noise, Conduct, and Community Living Standards

This category is about behaviour affecting other residents.

- No excessive noise or nuisance at any time.
- No construction, lawn mowing, or similar activity before 8:00 AM or after 9:00 PM.
- Playgrounds and common areas are used at the resident's, guest's, and children's own risk.

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Residents Initials:

Quiet Hours are from 8:00PM - 9:00AM

15. Use of Property, Outdoor Areas, and Exterior Restrictions

These are the rules about what residents can and cannot place, install, or do on the property.

- No planting or removing trees without approval.
 - There is a \$25 per unit green initiative if you plant flowers or shrubbery outside the rental unit. Cameron Apartments will reimburse you with proof of photo and receipt.
 - No satellite dishes unless approved by the office.
 - No pools or hot tubs.
 - No fences. Existing fences are to be maintained.
 - Privacy fences linear from the building may be installed upon landlord approval.
 - No bonfires.
 - In townhouse yards, propane fire features may be allowed if properly certified and kept 15 feet from the building.
 - Trampolines are not permitted on multi-unit building property.
 - In townhouses, trampolines may be allowed at the resident's own liability. Disassembled seasonally.
 - Play equipment requires written permission and must be maintained.
 - No storing personal belongings in common areas or hallways.
 - No sheds or fences may be added. Unless permission is granted by the property owner. In which case they must be upkeep. Maximum 1 shed per unit and that 1 shed requires written permission from the landlord prior to installation. No sheds larger than 8'x10'.
 - No flags or blankets covering windows; blinds or curtains only.
 - No barbecues for multi-unit apartment residents as per the PEI bylaw. All barbecues must be at least 15 feet from the building.
 - No real Christmas trees in multi-unit buildings.
 - No storing unsightly belongings on patios.
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16. Business Use, Inspections, and Property Management Rights

These are the housing provider-control and administration rules.

- Commercial activity within the home must comply with PEI regulations and have written permission from the property owner.
 - Security cameras are in hallways for resident safety.
 - Cameron Apartments may conduct annual inspections of dwellings.
 - At least 24 hours' notice will be given before entering a dwelling, as required by law.
 - Cameron Apartments encourages garden initiatives and may assist residents in property beautification.
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17. Third-Party Promotions and Contact Sharing

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Residents Initials:

- Cameron Apartments has a partnership with Bell and may share contact information for discounted service promotions.
- Residents may opt out by contacting the Cameron Apartments office.

Any additional request may be granted by the housing provider. Any additional request will require an approval in writing.

The property owner reserves the right to change or modify Schedule D of the Rental Agreement. To see an up to date version of your Schedule D Rental Agreement please visit **cameronapartments.ca**

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Residents Initials: