

**Rental Contract: Schedule D**

1. Tenant insurance is mandatory and must be maintained while renting with Cameron Apartments.
2. Rent is to be paid by automatic withdrawal on the first day of each month.
3. Late or incomplete payment of rent will be subject to a \$45.00 NSF bank fee and a \$25.00 administration fee.
4. Only those named on the rental contract are permitted to reside in the unit.
5. Any visitor visiting for more than 7 days requires written consent from the landlord.
6. When ending a tenancy agreement, tenants must give the landlord a minimum of one month's notice. The notice must be given before the day the rent is due.
7. In the case where a tenant has failed to give proper notice, the tenant will be liable to pay the following months rent.
8. In the case where a tenant is ending a tenancy agreement before the fixed term agreement the tenant may be liable for the entire, or a portion of, their security deposit if the landlord cannot rent the unit and mitigate a loss of income.
9. All sublease or subtenants require written permission by Cameron Apartments BEFORE moving into the unit. \* Sublease approval will not be unreasonably withheld. In making a decision regarding consent, the parties acknowledge that the Landlord's consent may be withheld, and will be deemed to have been withheld reasonably, if"
  - a. The proposed Renter/Subtenant has had a history of eviction or rental arrears.
  - b. The proposed Renter/Subtenant has no or has an unsatisfactory credit history.
  - c. The proposed Renter/Subtenant has had a history of interfering with the rights of other residents or other Landlords, including noise, unordinary cleanliness, or other violations against Section D or the Rental Act, whether evicted or not.
  - d. The Renter//Subtenant has a history of short lived subtenants, regardless of the reasons.
  - e. The Renter/Subtenant has declined or failed to provide information requested by the Landlord.
10. 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.

11. When vacating your unit please give the Post Office a forwarding address for your mail as we will not be retrieving mail for previous tenants. A \$75.00 fee will be charged for any mailbox keys that are not returned.
12. A fine ranging between \$25-\$125 will be charged for new mailbox keys.
13. When vacating you have to get electricity disconnected. We are not responsible for any charges if you do not disconnect.

#### Maintenance Requests

14. For any and all maintenance requests please call our office at (902) 436-5614. Do not call any staff personnel directly.
15. For after hour maintenance requests please call our office at (902) 436-5614 to be directed to our on-call staff.
16. **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.
17. If the needed repair is the direct result of tenant damage the material and labour cost will be billed to the tenants.
18. 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.
19. 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, or any outstanding maintenance that may escalate to further damages.
20. Tenants are to report any pest sightings found in their apartment to our office so we can address the issue. Failure to report pests may result in eviction. (Example of pests could include mice, racoon, ants, bedbugs, cockroaches, birds or any other unwanted creature residing in the dwelling). If pests are found to be caused by tenant cleanliness issues (food waste, garbage in unit), the tenant will be charged for extermination.
21. Tenants are not permitted to pour grease, food particles, tampons, wipes 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.
22. Tenants who lock themselves out during regular work hours and require assistance regaining entry will be charged a \$25.00 service fee. If the request is on a weekend, holiday or after 5PM, tenants will be charged a \$75.00 service fee.
23. No alterations, repairs, changing of locks or renovations are to be made to the unit without written consent from the landlord.

24. If a tenant requests a service other than those services required to be provided under their tenancy agreement, there will be a service fee charged to the tenant by the landlord.
25. 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

26. Waste and recyclables are to be sorted according to Island Waste Management guidelines (see [www.iwmc.pe.ca](http://www.iwmc.pe.ca)). Tenants who fail to sort their waste will be subject to a minimum \$75.00 service fee. Tenants who continuously fail to properly sort waste and recyclables will be issued an eviction notice.
27. 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 Inc 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)
28. You are responsible for your own labeled garbage can. If unsorted waste is placed in your can, it remains your responsibility to sort it. You may request a chain and lock for your can by purchasing a lock. If you choose to lock your can, you are responsible for unlocking it for waste management when needed.

## General

29. 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. We inspect smoke detectors annually.
30. Tenants shall not store combustible, flammable, or hazardous materials (including but not limited to tires, propane cylinders, solvents, etc.) on balconies, patios, or common areas. Any such storage that is deemed to pose a fire hazard or risk of damage may be removed at Tenant's expense and constitutes a breach of this agreement. Tenant agrees to comply with all fire safety regulations and to not act in a way that may jeopardize the landlord's insurance coverage and safety of the tenants and building.
31. Tenants shall not store garbage of any sorts on the balcony or common areas.
32. Tenants are to maintain a reasonable level of cleanliness at all times when renting with Cameron Apartments.

33. Residents and guests shall be mindful of hallway cleanliness. This includes the exterior of their unit door and dirty footwear to and from ones dwelling.
34. Gardening and patio plants are encouraged. Please feel free to reach out to our staff for assistance, requests or clarification.
35. No smoking or vaping 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.
36. Marijuana cultivation is not permitted on the property.
37. The parking lot is for tenant vehicles only. Only 1 parking space provided per unit, unless stated otherwise in the rental contract.
38. Only vehicles in working condition are permitted in the parking lot. No repairing of vehicles in the parking lot. Vehicles will be removed at the tenants expense.
39. Guest parking is not guaranteed.
40. Tenants with designated parking must park in their appropriate parking spot. Please report any parking concerns to our office.
41. No flags or blankets covering windows. Blinds or curtains only.
42. No barbeques on the property.
43. No dogs allowed on property.
44. No storing belongings on patios.
45. Pets are only permitted in units where it is clearly stated on the lease agreement and the tenant has completed a Cameron Apartments Pet Policy Form.
46. Cameron Apartments has a partnership with Bell and may share contact information for discounted service promotions. If you wish to opt out that please contact the Cameron Apartment office.
47. No Airbnb or subletting your unit without written permission from the landlord.
48. No moving anyone new into the rental unit without the written consent of the landlord.
49. No real christmas tree permitted.
50. The tenant must report immediately ALL pest sightings, irregular pest activity etc. to the Landlord.
51. No satellite dishes.
52. No Pools or hot tubs.
53. No fences.
54. No outdoor fires, including propane fireplaces.
55. No Trampolines.
56. No storing of any personal belongings in common areas or hallways of the buildings.
57. No commercial activity of any kind to be conducted from your unit.
58. Security cameras are in hallways for the safety of residents.
59. Cameron Apartments conducts an annual inspection of all dwellings to ensure smoke detectors are working, plumbing is functioning without leaks, no

hazardous or illegal activities are being conducted within the buildings. We give notice to all tenants at least 24 hours in advance prior to entering an apartment as per legislation.

- 60. Cameron Apartments encourages garden initiatives and may help promote gardening on site. Contact administration for details on how we can help.
- 61. Tenants must use bathroom fans and report condensation or moisture issues immediately to prevent mold and mildew. If bathroom fans are properly working and mold or mildew accumulates it will be the responsibility of the tenant. Cameron Apartments will assist however it would be subject to a service fee of (Min \$25 - Max \$75)

#### Winter Conditions

- 62. 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.
- 63. Leaving windows open in winter is discouraged as it may result in frozen pipes and wasted heat. Please be mindful.
- 64. 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.
- 65. Tenants may not tamper with thermostats, electrical panels, plumbing shut-offs, smoke alarms, or security equipment.
- 66. Tenants are not permitted to prop open building entrance doors or allow strangers into the building.

Landlord 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](http://cameronapartments.ca)**