



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

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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. When vacating you have to get electricity disconnected. We are not responsible for any charges if you do not disconnect.

Maintenance Requests

13. For any and all maintenance requests please call our office at (902) 436-5614. Do not call any staff personnel directly.
14. For after hour maintenance requests please call our office at (902) 436-5614 to be directed to our on-call staff.
15. **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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. No alterations, repairs, changing of locks or renovations are to be made to the unit without written consent from the landlord.
22. 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.
23. 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.

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Waste Management

24. 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 minimum \$75.00 service fee. Tenants who continuously fail to properly sort waste and recyclables will be issued an eviction notice.
25. 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)

General

26. 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.
27. Tenants are to maintain a reasonable level of cleanliness at all times when renting with Cameron Apartments.
28. 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.
29. Marijuana cultivation is not permitted on the property.
30. 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.
31. Tenants with designated parking must park in their appropriate parking spot. Please report any parking concerns to our office.
32. No flags or blankets covering windows. Blinds or curtains only.
33. No barbeques on the property.
34. No dogs allowed on property.
35. 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.
36. No Airbnb or subletting your unit without written permission from the landlord.
37. No moving anyone new into the rental unit without the written consent of the landlord.
38. No real christmas tree permitted.
39. The tenant agrees to report immediately ALL pest sightings, irregular pest activity etc. to the Landlord.
40. No satellite dishes.
41. No Pools or hottubs.

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42. No fences.
43. No outdoor fires, including propane fireplaces.
44. No Trampolines.
45. No storing of any personal belongings in common areas or hallways of the buildings.
46. No commercial activity of any kind to be conducted from your unit.

Winter Conditions

47. Please ensure that appropriate winter footwear and clothing are worn during the winter season.
48. 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.
49. 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.
50. Notwithstanding any other provision of this Agreement, the parties acknowledge that the unit is to be used as temporary housing by employees, contractors, and /or agents of Health PEI. All provisions of the Residential Tenancy Act applicable to rental units provided by an employer to an employee shall be applicable, including, but not limited to , provisions 52(2)(d) and 66 (2). The Landlord further acknowledges and agrees that the unit is to be used as temporary housing for employees, contractoss, and /or agents of Health PEI and that the specific individual(s) occupying each unit may change throughout the term of the lease. Subject to the conditions of the lease herein, the Landlord hereby consents to the occupation of the unit by any employee, contractor or agent of Health PEI provided however that Health PEI shall provide the Landlord with prior written notice of the names and contact info of such individuals.

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**

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