

Welcome to 5213 Green Street!

In order to provide a safe and comfortable living environment for all, there are a few 'House Rules' that apply. Please review the following in detail to ensure you are aware of your responsibilities while making 5213 Green Street your home. Once read, we ask that you sign/date and initial each page in the spaces provided and return to us:

1. APARTMENT/BUILDING EXTERIOR:

- A. **As indicated on the Application you filled out, Tenant Insurance is required. Proof of that insurance must be provided when you sign your lease:**

Do you have Tenant Insurance: YES _____ / NO _____ **INITIAL HERE:** _____

- B. RESPECT EVERYONE'S LIVING CONDITIONS. KEEP COMMON AREAS NEAT AND GARBAGE FREE.
- C. Tenants are required to maintain entryways, patios, and balconies in a neat and attractive condition, free from clutter and unsightly items.
- D. 5213 GREEN STREET IS A "**NON-SMOKING**" BUILDING" (i. e. cigarette, cigar, pipe, vaping and/or cannabis). When smoking outside, please use the area designated with the steel bucket filled with sand. This has been provided by the Landlord for disposing of all butts.
- E. Tenant must dispose of all garbage, recyclables and other waste from their unit in a sanitary and safe manner and according to the by-laws of the Halifax Regional Municipality. Please check the information provided on the website for your garbage day and place both garbage and recyclables out to the curb for pick-up. All tenants are to adhere to HRM waste disposal regulations: <http://halifax.ca/recycle/garbage.php>. Any fines incurred by the Landlord from HRM during tenancy will be the responsibility of the tenant.
- F. Any dog droppings **must be placed in the black container labeled "Dog Waste Only"**, which is located behind the building at 5225 Green Street. **This is the ONLY receptacle for dog waste/poop bags. DO NOT place dog waste or poop bags into the dumpster. The Dumpster is only for regular garbage.**
- G. All tenant vehicle details must be given to the Property Manager upon signing the lease. Your vehicle must have a license plate, registration and a current MVI sticker. Parking spots are assigned by the Property Manager. The expectation is that you park in your designated spot, only. Any vehicles illegally parked or left on site in disrepair will be ticketed and towed at the owner's expense. The Landlord/Property Manager is not liable or responsible for any damages or theft to your vehicle.

2. APARTMENT CARE

******I acknowledge that I have read the above rules and regulations for 5213 Green Street and that I agree to adhere to all, as outlined:***

Tenant Signature: _____ Apt. #: _____

- A. When leaving the apartment for a day or more (overnight), make sure ALL windows are closed and the thermostat is not set below 10 degrees Celsius.
- B. Apartments that have been granted permission for a Pet(s): Proper care of your pet(s) must be taken so as to not interfere with the living standards of the other tenants and to prevent unnecessary damage to the apartment and building/property. This includes excessive barking. Dogs are to be walked off of the property to do their business. If your dog happens to ‘poop’ on the property, you are responsible for picking up the waste and disposing of it appropriately. _____ **(initials required)**

The only animal(s) permitted in the unit you are renting are those which have been agreed upon prior to your lease being signed. No animals are to enter a unit after that time without written permission from the Landlord. All cats must be spayed or neutered.
- C. Tenants shall not paint, stain, paper or make any other alterations to the apartment or to the building without prior written permission from the Landlord.
- D. If at any time there is damage done to your unit, do not try and make the repairs yourself. Please report any necessary repairs to the Property Manager and a work order will be created with our Maintenance Department for action.
- E. Units are to be kept clean and orderly. DO NOT VACUUM AFTER 10:00 pm.
- F. The Landlord and/or Property Manager may cause the tenant to remove any item from public display that detracts from the appearance of the premises.
- G. The unit is furnished with light bulbs at the time the tenant takes possession. The tenant shall replace all light bulbs as they burn out.
- H. The building/units will be supplied with smoke detection devices. Tenant shall regularly test the smoke detector to ensure that the device is operational. The tenant shall inform the Property Manager immediately of any defects, malfunction or failure of the smoke detector. The tenant shall not tamper with or disconnect any smoke alarm provided on the premises.
- I. Pictures should be hung using **SMALL FINISH NAILS ONLY**. No stick-on picture hooks are permitted to be used at all (i.e. anything with double sided sticky tape/adhesive).
- J. No loud parties, music and/or excessive noise will be tolerated. If you are ever unsure of your guest’s sobriety, please call them a cab and escort them to the front door.
- K. No other person or persons shall be permitted to occupy the tenant’s apartment either in a temporary or permanent basis without the Landlord’s written consent.
- L. Satellite dishes are prohibited.

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Tenant Signature: _____ Apt. #: _____

- M. No flags, blankets or signs are permitted to be hung in the windows. No clotheslines, bird feeders or wind chimes unless permission is given by the Landlord. Balconies are to be kept clean and orderly and free from snow, ice and debris.
- N. Please place an aluminum tray in the bottom of the oven. For those units that have glass top stoves, use only the proper cream style cleanser.

3. SECURITY of the BUILDING IS TO BE UPHELD AT ALL TIMES

- A. Locks are not to be rekeyed or altered in any manner without permission from the Landlord.
- B. If you see or notice anything happening inside the building or on the property that should not be taking place, please notify the Property Manager. If it is a criminal matter, **CALL Police/9-1-1 FIRST.**
- C. Doors are not permitted to be propped open (includes laundry room door, entrance door(s), etc.)

4. EMERGENCY SITUATIONS

- A. If there is smoke or fire in your building, **PLEASE CALL 9-1-1.**
- B. If there is a major water leak and water is flowing into your unit or into the building, **PLEASE CALL 9-1-1 FIRST.** Follow up with a call to your Landlord/Property Manager.
- C. If you experience a disturbance of the peace within your building (i. e. loud music, partying, fighting, etc.), **PLEASE CALL THE POLICE/9-1-1.** Follow up with an email or phone call to your Landlord/Property Manager.
- D. Please respect HRM's Regulations regarding quiet time (<https://www.halifax.ca/city-hall/legislation-by-laws/by-law-standards/noise-complaints>)

5. MOVING IN AND OUT (SECURITY DEPOSIT)

In order to help secure that the majority of your damage deposit will be returned to you at the end of your stay, and to help make the moving transition easier for you and for the new tenants after you, the following conditions/requirements must be met:

- A. Ensure that the apartment has been cleaned. This includes...
 - All appliances – both inside and out (refrigerator, stove, microwave and dishwasher)
 - All floors – swept and washed
 - All Walls – marks removed
 - All baseboards – wiped clean
 - Tub and toilet – scrubbed; shower, sink vanity, mirror– wiped down

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Tenant Signature: _____ Apt. #: _____

- Decks, front and back steps, stairs and landings should be completely cleared of all items and swept
- All resulting regular garbage/recyclables and compost waste MUST be disposed of properly in accordance with Halifax Regional Municipality regulations (<http://Halifax.ca/whatgoeswhere>)
- All other garbage: bulk, electrical, metal items MUST be removed from the premises – DO NOT LEAVE ANY ITEMS BEHIND as the cost to remove them will be taken off of your damage deposit.

The above conditions MUST be met prior to you leaving on your lease end date.

- B. Move in and move out times are only permitted between the hours of 8:00 a.m. to 3:00 p.m. Tenants must have move out inspections finalized and keys returned by 3:00 p.m. on the final day of their lease.

Thank you for your cooperation in following the above guidelines.

WE HOPE YOU ENJOY YOUR STAY AND THAT YOU MAKE THIS YOUR HOME!

Email: arabbros@outlook.ca Office Phone: 902-423-4663

Revised Feb. 2019

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Tenant Signature: _____ Apt. #: _____