**Welcome to South Park 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 1275,1279 and 1283 South Park 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:**

1. **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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. RESPECT EVERYONE’S LIVING CONDITIONS. KEEP COMMON AREAS NEAT AND GARBAGE FREE.
2. Tenants are required to maintain entryways, patios, and balconies in a neat and attractive condition, free from clutter and unsightly items.
3. The SOUTH PARK STREET APARTMENTS ARE ‘**NON-SMOKING BUILDINGS’** (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.
4. 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. Information may be found here: <http://halifax.ca/recycle/garbage.phP>. Please place your sorted garbage and recyclables in the assigned bins that are located behind the building, on the left side - beside the back steps. Any fines incurred by the household from HRM during tenancy will be the responsibility of the tenant.
5. Any dog droppings **must be placed in the black container labeled “Dog Waste Only”,** which is located behind the building. **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**.
6. All Tenants are required to complete the Parking Rental Agreement Form 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 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.
7. **APARTMENT CARE**
8. WHEN leaving apartment for a day or more (overnight), make sure that ALL windows are closed and that the thermostat is not below 10 degrees Celsius.
9. 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.

1. Tenants shall not paint, stain, paper or make any other alterations to the apartment or to the building without prior written permission of the Landlord.
2. Units are to be kept clean and orderly. Do NOT vacuum after 10 pm.
3. 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.
4. 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.
5. The building/units are supplied with smoke detection devices. The tenant shall regularly test the smoke detectors 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. Tenant shall not tamper with or disconnect any smoke alarm provided on the premises.
6. Pictures should be properly 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). Curtains may be hung with hardware that comes with curtain rods; rods to be installed on wooden window trim only and not into the surrounding plaster/gyproc. Alternatively, do not use nails; only #6 screws or 1” equivalent.
7. No loud parties, music and/or excessive noise will be tolerated. If you are unsure of your guest’s sobriety, please call them a cab and escort them to the front door.
8. No other person or persons shall be permitted to occupy the tenant’s apartment either in a temporary or permanent bases without the Landlord’s written consent:

Rent is set on the basis of several factors, including but not limited to the anticipated usage/cost of utilities that are provided and paid for by the landlord based on the total number of occupants and general wear and tear on the property.

Accordingly, anyone – boyfriends, girlfriends, partners, relatives, etc., whose name is not on the lease is not permitted to take up part time residence or become semi-permanent residents or unofficial occupants without the landlords written approval.

“Guests” who stay overnight more than 4 or 5 nights per month or more than 10 or 12 nights per 6 month period, would not be reasonable/acceptable.

1. Satellite dishes are prohibited.
2. No flags, blankets or signs in the windows. No clotheslines, bird feeders or wind chimes unless permission is given by the Landlord. Balconies are to be kept clean, orderly and free from snow & ice.
3. Please place an aluminum tray at bottom of the oven. For those units that have glass top stoves, use only the proper cream style cleanser.
4. **SECURITY of the BUILDING IS TO BE UPHELD**
5. Locks are not to be rekeyed or altered in any manner without permission from the Landlord.
6. 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**.
7. Doors are not permitted to be propped open (includes laundry room door, entrance door(s), etc.)

**4. EMERGENCY PROCEDURES**

1. If there is smoke or fire in your building, **PLEASE CALL 9-1-1.**
2. 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.
3. 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.
4. Please respect HRM’s Regulations regarding quiet time (<https://www.halifax.ca/city-hall/legislation-by-laws/by-law-standards/noise-complaints>).
5. You are responsible to keep your deck and stairs at the back of the building clear of snow and debris as these are considered Emergency Exits.

**5. MOVE 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:

* + 1. 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
* 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.**

* + 1. 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 all keys returned by 3pm 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!

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***Revised May 12, 2020***