

RULES AND REGULATIONS

1. All rent is to be paid by E-pay. Rent is due and payable no later than the first business day of each month. A \$100 late fee is applied if rent is not paid on time. Eviction notices are delivered on the fourth day of each month to all units with an outstanding balance.
2. Each suite is permitted to have a maximum of two occupants (including children) who must both be named on the lease. Subletting, transferring, or re-assignment are not permitted at any time.
3. Leases will be on a 1-term basis and will be reviewed 90 days prior to lease expiration.
4. The Tenant will provide to the Landlord proof of insurance for the Tenant's contents and general liability in the amount of \$2,000,000.00 prior to moving in and then annually thereafter. Annual renewals must be forwarded to the office.
5. Tenants will receive two keys per apartment. Tenants are not permitted to have their own keys cut. A \$50 fee is charged for replacement keys.
6. No pets or animals of any kind are allowed in or about the premises.
7. The Tenant is not to post anything related to the building, owners, or management on social media.
8. No Smoking, Vaping, or drug use of any substance(s) is permitted anywhere in the building or on the property. Tenants will be responsible for any smoke or vape damage to carpets, fixtures, walls, and ceilings.
9. Patios and balconies are permitted to have a maximum of 2 chairs, one small table, and 2 potted plants. Absolutely no other items are permitted on the patio or balcony. No gates or walls may be installed on patios. The Tenant shall ensure that no items are placed within 1 meter of the railings on the Tenant's balcony/patio so as to ensure that a clear fire exit route is always maintained. Nothing is to be hung from or on balconies or railings, including but not limited to deck rail planters, lights, decorations, laundry, wash lines, posters, flags, or advertising. One door mat outside the main door of each suite is acceptable, but it cannot be larger than 2' x 3' and must not be a tripping hazard. No other indoor-outdoor floor coverings can be used on patios or balconies.
10. Bicycles must be locked in the racks provided on the premises or wheeled inside the Tenant's apartment. The Tenant must register their bicycle(s) with the Landlord and receive a Permit for storage in the rack. A maximum of 2 bicycles will be permitted per apartment.
11. Recreational vehicles, camping and/or utility trailers, kayaks, canoes, and tires are forbidden on the property at all times.
12. Recycling, garbage, and any other personal items may not be left outside apartment units at any time. All common areas, including yards, stairs, hallways, and passages, shall be left clear of personal belongings and garbage at all times. All garbage should be disposed of in compliance with Parks Canada guidelines.
13. Open fires, fire pits, BBQs, propane tanks, fire-burning appliances, or any accelerant are strictly prohibited anywhere on the property, including patios and balconies.
14. No Tenant shall install a dishwasher or laundry unit inside the apartment.
15. The Tenant shall not use a metal shovel or any metal device or hard bristle broom to clear snow from their own walks, steps, stairs, patio, and balcony.
16. The Tenant will not leave guests in charge of the premises nor have guests stay longer than 7 days.
17. No alterations of electrical/plumbing at any time.
18. The apartment is equipped with a fully operational smoke detector. The device has been tested and found to be in good working order. Tenants or their guests are not permitted to tamper with the smoke detector or make it inoperable. It is the responsibility of the Tenant to replace batteries, clean out accumulated dust, and test it regularly to ensure it is working as per Tenant Handbook instructions. If the device is not working, it is the responsibility of the Tenant to contact the Landlord immediately. A \$50 charge to change batteries will be applied if this must be done by Jasper Multi-Family staff.
19. If windows are left open by the Tenant, causing plumbing to freeze, or damage by rain or wind to floors, windows or walls, the Tenant shall be responsible and will be invoiced for such repair.
20. Water must not be left running except in regular actual use. To prevent water damage, the shower curtain must be placed inside the tub. The Tenant agrees to immediately report to the Landlord all damage and maintenance needs that may occur on the premises, including but not limited to a continually running toilet, a ceiling water mark, a dripping tap or dripping under the sink, or the appearance of mold.
21. The Tenant is responsible for changing light bulbs and batteries and unplugging their own toilets and sinks. No chemicals are to be used to unclog plumbing.
22. Pictures or wall hangings may only be hung using Command or 'brand name' 3M picture hanging strips. Use of unacceptable hangers will result in the Tenant being responsible for the cost of repair and/or repainting upon vacating the premises. The Landlord reserves the right to amend at any given time, the attachment procedures and brand names permitted.
23. No nails, pins, screws, or other objects are to be driven into any portion of the premises (interior/exterior) is permitted. No structural alterations (interior/exterior) such as painting, staining, papering, plumbing, or electrical shall be done by the Tenant.
24. The Tenant shall be responsible for paying for any damages caused to the apartment due to the negligence or willful misconduct of the Tenant or any other person/s invited on the premises by the Tenant. Example: glass, doors, fixtures, cabinets, window coverings, carpets, etc.
25. No additional locks shall be placed upon any door of the premises, and no locks can be changed.

Tenant(s) Initial _____

26. The Tenant must keep and observe all building, health, fire, safety, and police regulations, as well as laws, bylaws, and/or regulations of the Province, the Municipality, and/or the Federal Government/Parks Canada. Specifically, The Tenant covenants and agrees that they will not hoard an abundant number of possessions in or about his/her premises so as to become a Nuisance dangerous to the public safety or health re Jasper Nuisance Bylaw 3.4 and Untidy and Unsightly Premises 4.1 stated below.
- Nuisance 3.4 - *In any case where the Director of Environmental Services, the Fire Chief, the Chief By-law Enforcement Officer, or the Medical Officer of Health reports land or premises as being a Nuisance dangerous to the public safety or health, Council may, in its discretion, declare by Resolution that the same is a Nuisance and direct that it be removed, pulled down, filled up, abated, or otherwise dealt with by the Owner, agent, lessee, or occupier concerned. If declared a Nuisance he/she will be directed that the contents be removed, or otherwise dealt with by the owner, agent, lessee, or occupier concerned and may be liable upon conviction to a fine.*
 - Untidy and Unsightly Premises 4.2 *No Person being the Owner, agent, lessee, grantee, or occupier of any land or premises within the Town, shall permit such land or premises to be or to remain Untidy and Unsightly and any Owner, agent, lessee, grantee, or occupier so permitting shall be deemed guilty of an offense and liable upon conviction to a fine.*
27. The Tenant shall at all times indemnify and save harmless the Landlord of and from all loss and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever for which the landlord shall or may become liable, incur or suffer by reason of a breach, violation or non-performance by the Tenant, its Guests and Invitees, of any covenant, term or provision of the Lease agreement and or these regulations, and any building, health, fire, safety, and police laws, bylaws and regulations of the Province, the Municipality, and the Federal Government/Parks Canada. All costs, expenses and expenditures of the Landlord, incurred upon any default by the Tenant of the terms of the Lease and/or Regulations, including, without limitation, the legal costs incurred by the Landlord shall, forthwith on demand, be paid by the Tenant to the Landlord.
28. Children must not play or loiter in the apartment passageways, entrances, or within the parking areas or fire lanes.
29. Window coverings are provided for all windows, and the Tenant must follow the care instructions included in the Tenant Handbook. No additional blinds, blankets, sheets, tin foil, flags, posters, etc. are permitted as window coverings.
30. Noise shall not be permitted in or on the premises which, in the opinion of the Landlord, disturbs the comfort of the other tenants. Should a representative of the Landlord be required to attend your premises after hours due to noise/nuisance complaints, a minimum charge of \$100.00 will be applied to your account. Quiet hours are: 10:00p.m. - 7:30a.m. the night before a Weekday; or 10:00p.m. - 10:00a.m. the night before a day that is not a weekday.
31. Parking is provided on the property at the Tenant's own risk for one vehicle per suite. All vehicles parked on the premises must be currently licensed, roadworthy, and operational, or they will be towed at the Tenant's expense.
32. Parking permits must be displayed so as to be clearly visible through front windshield
33. The Tenant may be asked to remove their vehicle from the parking area for a specified amount of time while work is being attended to. Examples include snow removal or sweeping. The Tenant agrees to abide by this request, or the vehicle will be towed at the Tenant's expense.
34. Only block heaters can be plugged in. In-car heaters or other forms of heating the interior of a car cannot be used.
35. No Tenant is permitted to change oil, tires, or store flammable products on the property. No car repairs are to be done on-site and no vehicles are to be left on jack stands/blocks.
36. The Landlord will periodically inspect the premises. Subsequently, any repairs required for reasons other than normal wear and tear will be performed, and the cost of repairs will be invoiced to the Tenant. The Landlord will give at least 24 hours' notice.
37. Except as otherwise specified, any charges or fees arising from the application of the Rules and Regulations must be paid alongside the following months' rent.
38. Laundry rooms are to be left clean and orderly, with no propping of doors
39. No verbal/physical abuse of Jasper Multi-family staff, contractors, or anyone else on site will be tolerated. An eviction notice may follow a violation of this rule

**TENANT WILL AT ALL TIMES MEET THE REQUIREMENTS AS SET FORTH BY PARKS CANADA FOR THE
"NEED TO RESIDE"**

I declare I have read and understood the Rules and Regulations, forming part of the legal Residential Tenancy Agreement, and the consequences of non-compliance may result in termination of tenancy for breach of this agreement.

Accepted this _____ day of _____, 20____

Signature of 1st Tenant _____ Signature of 2nd Tenant _____

Signature of Landlord _____