

# **Building Rules and Regulations**

1. All tenants have a right to the quiet enjoyment of their apartment. Loud noises including, but not limited to, stereos, televisions, repairs, shouting, arguing, loud pets, musical instruments and parties which disturb neighbours are prohibited before 9:00A.M. and after 10:00P.M. on any day of the week or weekend. During these hours your activities should not be noticeable to other tenants. Tenants are encouraged to report violators to the Landlord.
2. Due to fire and other safety hazard concerns, at no time, shall garbage sacks, refuse or any other obstructive objects be placed in the halls, stair landings, or along any walkway on building premises. All garbage and refuse must be placed inside the large garbage bin in the back lot.
3. There shall be NO SMOKING of marijuana or use of any other illegal substances in any apartment or anywhere on the building premises.
4. Baby carriages, scooters and any other commuting devices shall not be left unattended, latched, locked, or chained to any part of the building, including but not limited to, stair rails, access ladders, doors or fences. All commuting devices such as the above shall be kept either in tenant apartments or in the storage room. Bicycles are to be kept ONLY in the storage room in the common area chained to the bike rack. The Landlord will make reasonable provision for the removal of such property (if in unauthorized areas) and Landlord will not be held responsible for damage or costs of any kind from their removal.
5. No carpet or rugs shall be beaten, cleaned or shaken out of the windows, or in the halls or corridors of the building or near the building, nor shall anything be thrown or swept out of the windows, balconies, doors or other openings, or in the halls or corridors of the building.
6. Doors and windows should be kept locked in your absence. It is strongly advised for tenants to carry reasonable apartment insurance for your personal property in the event of fire, theft, flood or vandalism.
7. Willful damage of any apartment or other tenants' property, littering of the grounds and other acts of vandalism is cause for eviction and/or termination of your lease and the cost of such damage will be charged to the culprits.
8. Tenants shall not go on the roof of the building for any reason without the explicit permission of the Landlord. No exterior radio or television aerial shall be erected on the grounds or attached to the building in any manner whatsoever with the Landlord's approval.
9. No articles shall be suspended outside of the building (except air conditioners) or placed on the window sills thereof.
10. The halls, corridors and stairways of the building shall not be used, under any circumstances, as a playing ground for children. Tenants are strongly advised not to slam doors (including those inside the apartments) and to use reasonable judgement in their tone/volume when speaking to guests or other tenants in the halls, corridors and stairways of the building, especially after hours. Tenants should refrain from loitering in the front or back entrances of the building. Please be courteous to neighbouring tenants
11. No redecoration/renovation shall be done by Tenants without the explicit permission and approval of the Landlord. Tenants shall be required to recover the costs, at their own expense, of any redecoration/renovation not approved by the Landlord and/or not required by the Toronto Municipal Standards Office.
12. No additional locks shall be affixed to any door, except by written consent of the Landlord.
13. Tenants are not permitted to use their own washing machines in their apartment. No outside Drying of clothes is permitted in any area on building premises.
14. The Landlord, under no circumstances, shall be liable for any loss of property stored in the storage room, storage lockers or elsewhere on the premises. Tenants shall use the storage room for their personal property at their own risk. All property of Tenants in storage room shall be placed in respective storage locker and padlocked. Periodically, a five (5) day notice will be posted at the front and back entrances of the building to remove all tenant possessions from the main floor area in the storage room. If tenants fail to comply and move their property from the main floor area into their lockers (or elsewhere) within the noted time period, all items not in lockers will be removed and the Landlord shall not be responsible for any damage or costs arising from their removal.
15. Tenant or guest vehicles shall not obstruct sidewalks, walkways, stairs, garbage truck access, fire lanes or other tenant's vehicles. Parking in the back lot (see Parking Enforcement Rules) is prohibited to guests. Please have all guests park on the street. Tenants may only park in the back lot in designated spaces and only with a parking permit visible on their vehicle dashboard or windshield. Vehicles improperly parked (including tenants) are subject to tow-away at owners expense.
16. Inoperative motor vehicles shall not under any circumstances be permitted to be parked in the back lot. Except for changing a flat tire, repair of motor vehicles is not permitted in the back lot.
17. Very strong odours that permeate from your unit to common areas of the building are not acceptable. This is inclusive of, but not confined to pets, cooking (i.e. foods, spices, oils), chemicals/solvents or any other.

The Landlord reserves the right, at his sole discretion, to amend or revoke any of these "Building Rules and Regulations", in whole or in part, and to adopt new ones, at any time and from time to time. Tenants shall be liable for any damage resulting to the property or to other Tenants or persons arising from the failure of the Tenant his family, guests, employees and invitee to abide by these "Building Rules and Regulations". Note that these "Building Rules and Regulations" serve as strict guidelines for tenant behavior. Tenants who consistently fail to observe, recognize and follow these "Building Rules and Regulations" may be subject to an eviction process and hearing at the Ontario Landlord and Tenant Board.

**BreVan House Inc.**

Landlord (66 Station Rd, Etobicoke, ON. M8V2R3)

X *L. Svedo*  
Landlord's Signature